ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
OCIDA

584 Phoenix Drive
Rome, New York 13441-4105
(315) 338-0393, fax (315) 338-5694

To: Oneida County Industrial Development Agency Board of Directors
From: Shawna M. Papale
Date: December 8, 2025
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet at **8:00 AM Friday, December 12, 2025.** Members of the public may listen to the Agency meeting via Microsoft Teams, by following the link: OCIDA Meeting | Meeting-Join | Microsoft Teams, or attend in person. The Minutes of the Agency meeting will be transcribed and posted on the OCIDA website.

1. Executive Session
2. Approve minutes – November 18, 2025
3. Financial Review
4. Consider a final authorizing resolution relating to the **ProTrade Garages Facility**, authorizing financial assistance in the form of exemptions from sales tax (valued at $62,957) and exemptions from mortgage recording tax (valued at $9,000), which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy and approving the form and execution of related documents, subject to counsel review.

5. Consider a final authorizing resolution relating to the **B240 LLC (Air City Lofts Phase 5) Facility**, authorizing financial assistance in the form of exemptions from sales tax (valued at $169,785), exemptions from mortgage recording tax (valued at $40,907) and reduction of real property tax for a period of 10 years (valued at $712,100), which financial assistance is consistent with the Agency's Housing Policy and approving the form and execution of related documents, subject to counsel review. The Agency conducted a public hearing on December 2, 2025.

6. Consider a supplemental resolution relating to the **Chobani LLC** facility, accepting an amendment to the Application for Financial Assistance revising the description of the "Facility."

7. Consider a supplemental SEQR resolution relating to the **Chobani LLC** facility. The County of Oneida is lead agency and reviewed the impacts of the changes in project scope, and the Agency wishes to adopt the findings of the lead agency.

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8. Consider a resolution relating to the refinancing of the **Woodhaven Ventures, LLC** facility, authorizing the Agency to mortgage its leasehold interest to the lender, extending previously authorized and unused financial assistance to the transaction, and authorizing the form and execution of related documents, subject to counsel review. The company is not requesting any benefits.

Next meeting date: **Friday, January 16, 2026** at 8:00 AM at 584 Phoenix Drive, Rome, NY.

Minutes of the Meeting of the

Oneida County Industrial Development Agency

November 18, 2025

584 Phoenix Drive, Rome, NY /Teams Meeting

Members Present: Steve Zogby, David Grow, Tim Reed, Aricca Lewis, James Genovese, and Franca Armstrong.
EDGE Staff Present: Shawna Papale, Tim Fitzgerald, Marc Barraco, Mark Kaucher, Julie Daskiewich, and Rachel Hadden.
Others Present: Laura Ruberto, Bond, Schoeneck & King; Kevin McAuliffe, Barclay Damon; Amanda Cortese-Kolasz and Shawn Kaleta, Oneida County.
Others Present Virtual: Mark Levitt, Levitt & Gordon; Linda Romano, Bond, Schoeneck & King; Amber Mathias and Steve Licciardi, Bonacio Development.

S. Zogby called the meeting to order at 8:05 AM.

Minutes – ***October 17, 2025***
S. Zogby presented the draft October 17, 2025, meeting minutes for review. ***J. Genovese moved to approve the October 17, 2025, meeting minutes as presented. A. Lewis seconded the motion, which carried 6-0.***

Financial Review
R. Hadden presented the October interim financial statements. The Placer AI software cost, originally paid by the Agency, has been reclassified as receivable from the OCLDC and removed from Dues and Subscriptions. The OCLDC will reimburse the IDA when Key Banks CD matures in March 2026. Overall expenses remain under budget because the special economic development contingency has not yet been used. The project to allocate part of the Chobani administrative fee is in progress, and after consultation with the finance committee, a weighted, ROI focused approach was chosen while still distributing funds across multiple banks. The balance in cash & cash equivalents and investments is approximately $1.373M; of this balance $394K is in short-term CD's, $114K is in the operating account, the remaining cash is in interest bearing money market accounts, including the $1M admin fee received from Chobani ***The Agency received and accepted the interim financials as presented, subject to audit.***

ProTrade Garages, LLC Facility- SEQR Resolution
S. Zogby introduced a SEQR resolution relating to the ProTrade Garages, LLC Facility. The Town of Westmoreland Planning Board acted as lead agency for the environmental review. The Agency concurs with the findings of the lead agency and wishes to adopt a negative declaration for purposes of SEQR. ***F. Armstrong motioned to approve a SEQR resolution relating to the ProTrade Garages, LLC Facility, as presented. D. Grow seconded the motion, which carried 6-0.***

ProTrade Garages Facility- Inducement Resolution
S. Zogby introduced an inducement resolution relating to the ProTrade Garage granting preliminary approval for financial assistance in the form of exemptions from sales tax (valued at $62,957) and exemptions from mortgage recording tax (valued at $9,000), which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy. A public hearing is not required as benefits are less than $100,000. T. Fitzgerald gave a brief update regarding the business's market study, and also shared that the Agency would need to consider how the project will be evaluated, since job creation will not take place. S. Zogby made a few comments about the size of the project along with how it's a good fit for the community. There was a general agreement among the members. ***D. Grow made a motion to approve the ProTrade Garages Facility Inducement Resolution, as presented, A. Lewis seconded the motion, which carried 6-0.***

B240 LLC (Air City Lofts Phase 5) Facility- Inducement Resolution
S. Zogby introduced a resolution relating to the B240 LLC Air City Lofts Phase 5 Facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax (valued at $169,785), exemptions from mortgage recording tax (valued at $40,907) and reduction of real property tax for a period of 10 years (valued at $712,100), which financial assistance is consistent with the Agency's Housing Policy, making the finding that the Project will prevent economic deterioration by promoting employment opportunities, and authorizing the Agency to conduct a public hearing. L. Ruberto pointed out that the City of Rome affirmed that its original environmental determination covered this proposed phase, and the Agency's resolution includes an affirmation of the Agency's previous SEQR determination. A brief discussion ensued concerning the overall success of this development. ***T. Reed made a motion to approve the B240 LLC Air City Lofts***

Phase 5 Inducement Resolution and affirmation of prior SEQR determination, as presented. J. Genovese seconded the motion. The motion carried 6-0.

B240 LLC (Air City Lofts Phase 1)- Extend Leasehold

S. Zogby introduced a resolution relating to the refinancing of the **B240 LLC (Air City Lofts Phase 1) Facility**, authorizing the Agency to mortgage its leasehold interest in the Facility and extend previously authorized but unused mortgage recording tax exemption to the transaction (valued at $3,651), and approving the form and execution of related documents subject to counsel review. ***J Genovese made a motion to approve the B240 LLC Air City Lofts Phase 1 refinancing and mortgage of its Leasehold interest, as presented. F. Armstrong seconded the motion. With no discussion, the motion carried 6-0.***

Chobani LLC Facility – Supplemental Resolution

S. Zogby directed the Members' attention to the Chobani LLC Facility. An amendment to the Application for Financial Assistance has been received, which revises the description of the "Facility." The County Legislature recently made the determination that environmental impacts of the supplemental environmental assessment form relating to the change in project scope are in line with that which was assessed in the County's April 9, 2025 negative declaration. However, the County's determination was not presented to the Agency until November 17th. L. Romano points out that the revised description of the facility should be considered a significant change, and recommended that action relating to the Chobani, LLC Facility be tabled until the Agency's December meeting, which will give the Agency's team of environmental attorneys time to review the County's recent determination and prepare the appropriate Agency resolution. K. McAuliffe shared details of those proposed changes to the Facility and the positive impact on the community; the layout is a significant change that will result in a campus-like facility rather than an isolated manufacturing building. K. McAuliffe says the project won't be halted if the board waits till next month. Because the project has expanded onto the golf course, the project will require two separate leases and two separate PILOTs. The board indicated its continued support of the project as revised and the overall consensus was to wait till next month to take action. If necessary, the board will arrange a special meeting to take action.

Family Dollar, Inc. – Mortgage of Leasehold Interest

S. Zogby introduced a resolution relating to the refinancing of the Family Dollar, Inc. facility, authorizing the Agency to mortgage its leasehold interest to the lender and authorizing the form and execution of related documents, subject to counsel review. The company is not requesting any benefits. L. Ruberto stated that the resolution should also include the language "and consenting to the assignment of the Agency documents to new owner." This is because Family Dollar, Inc. has transferred most of their properties to a new real estate holding company. ***D. Grow made a motion to approve a resolution authorizing the Agency to mortgage its leasehold interest to the lender, and consenting to the assignment of the Agency documents to new owner, authorizing the form and execution of related documents, subject to counsel review. A. Lewis seconded the motion, which carried 6-0.***

Housing Policy Extension

S. Zogby introduced a resolution extending the Agency's Housing Policy an additional six months, through June 30, 2026. Staff briefly discussed the progress made in preparing a revised housing policy for the members to consider. The revised policy will aim to support the findings of Oneida County's 2025 Housing Study. Staff is considering how all segments of the housing market, including single family, may be supported by the Agency. ***T. Reed made a motion to approve the resolution. A. Lewis seconded the motion, which carried 6-0.***

Agency Governance Policies

S. Zogby directed the Members' attention to the proposed revisions to the Agency's governance policies. L. Romano pointed out that most of the proposed revisions are meant to align with State requirements. S. Zogby stated that the proposed revisions will be voted on next month.

Agency FOIL Officer

S. Papale stated that a new FOIL officer for the Agency is needed. She proposed that Tim Fitzgerald be designated for the position. ***J. Genovese made a motion to approve Tim Fitzgerald as the new FOIL officer, A. Lewis seconded the motion, which carried 6-0.***

Adjournment

S. Zogby asked for a motion to adjourn. ***Upon a motion by D. Grow, which was seconded by A. Lewis, the meeting adjourned at 8:58 AM.***

Respectfully Submitted,
Julie Daskiewich

Oneida County Industrial Development Agency
Notes to the Financial Statements
November 30, 2025

Balance Sheet:

1. The balance in cash & cash equivalents and investments is approximately $1.241M; of this balance $395K is in short-term CD's, the remaining cash is in interest bearing money market accounts, including the $1M admin fee received from Chobani. Four banks have been identified to invest in short term CDs, the worksheet is included below.
2. The $1,000 commitment fees collected from the following for projects that have not closed as of the end of this month:
    1. National Building & Restoration Corporation (Received May 2024) -TBD
    2. Pennrose LLC/ Copper Village (received September 2024)- TBD
    3. Assured Information Security, Inc. (received October 2024)- TBD
    4. Chobani (received April 2025)- TBD
    5. NY Rome Old Oneida Solar, LLC (received June 2025) – TBD
    6. Lewis Brother's Construction - (received July 2025) – TBD
    7. Protrade Garages LLC – (received October 2025) – TBD
    8. B240 LLC – (received October 2025) – TBD

    *Please note that the $1M Chobani Admin Fee was placed into deferred revenue until the project closes
3. Fund balance decreased by 27% over the last 12 months

Budget Comparison Report (Income Statement):

1.

2/28/2025	All Seasonings	Admin & Commitment Fee	5,000.00
3/1/2025	Lodging Kit Company	Admin & Commitment Fee	19,004.00
5/2/2025	Chobani	Application Fee	500.00
5/31/2025	Solitude Solar	Commitment Fees (Old Projects)	1,000.00
5/31/2025	Park Grove	Commitment Fees (Old Projects)	1,000.00
6/17/2025	NY Rome Old Oneida Solar	Application Fee	5,000.00
6/17/2025	Stark Truss	Admin & Commitment Fee	21,373.00
7/1/2025	126 Business Park LLC	Application Fee	500.00
7/9/2025	Lewis Brothers Construction	Application Fee	500.00
8/1/2025	126 Business Park LLC	Admin & Commitment Fee	24,759.00
10/21/2025	Protrade Garages LLC	Application Fee	500.00
10/21/2025	B240 LLC	Application Fee	500.00
			79,636.00

- **No new application fees were received in November.**
2. Legal expenses are over budget due to services provided by Bond, Schoeneck & King regarding the Wolfspeed bankruptcy matter.
3. Total expenses are under budget primarily because the special economic development contingency has not yet been expended

Other Significant Items to Note:

The CD project to distribute a portion of the $1M Chobani admin fee is underway. Below are the four banks that the Chobani admin fee will be distributed to:

1. **First Source** - confirmed terms for a 12-Month 4% CD for $275K, we are in the process of opening the account for the CD.
2. **Bank of Utica** – confirmed terms for a 9-Month 3.94% CD for $225K, signer cards will be available once the funds reach the bank, a check has been prepared and will be sent out the second week of December.
3. **Adirondack Bank** – confirmed terms for a 6-Month 3.10% CD for $125K, currently in the process of confirming information with signers.
4. **M&T Bank** – confirmed terms for a 3-Month 3.00% CD for $125K, currently in the process of confirming information with signers.

Oneida County Industrial Development Agency
Balance Sheet
November 30, 2025 and 2024

	Current Year	Prior Year	
Assets			
Current Assets			
Cash and Cash Equivalents	1,241,864	413,072	1
Investments	395,126	378,676	1
Restricted Cash - PILOT Holdings	2,081	2,081	
PILOT Holdings	(2,081)	(2,081)	
Accounts Receivable	12,320	6,313	
Prepaid Expenses	1,926	6,268	
Total Current Assets	1,651,236	804,329	
Fixed Assets			
Furniture/Fixture/Eqpt	14,117	6,679	
A/D-Furniture/Fixt/Eqpt	(7,051)	(6,679)	
Total Fixed Assets	7,066	0	
Total Assets	1,658,302	804,329	
Liabilities & Net Assets			
Liabilities			
Current Liabilities			
Accounts Payable	1,829	24,621	
Accrued Expenses	7,333	7,106	
Deferred Revenue	1,008,000	8,000	2
Total Current Liabilities	1,017,162	39,727	
Total Liabilities	1,017,162	39,727	
Net Assets			
Fund Balance	241,140	364,603	3
Fund Balance-Board Restricted	400,000	400,000	
Total Net Assets	641,140	764,603	
Total Liabilities & Net Assets	1,658,302	804,329	

Oneida County Industrial Development Agency
Budget Comparison Report
Current Period: 11/1/2025 - 11/30/2025
Budget Period: 1/1/2025 - 12/31/2025
With Comparative Periods Ending 11/30/2024 and 11/30/2023

	Current Period Actual	Current Period Budget	Year-to-Date Actual	Year-to-Date Budget	**11/30/2024**	**11/30/2023**
Revenue						
Reimbursements	0	0	20	0	0	0
Interest Income	2,459	1,167	23,726	12,833	22,265	22,006
Lease Payments	0	5,208	63,250	57,292	60,500	57,000
PILOT Application / Admin Fees	0	24,167	79,636 [1]	265,833	231,387	108,373
Total Revenue	2,459	30,542	166,632	335,958	314,152	187,379
Expenses						
Business Expense	0	583	2,094	6,417	6,380	4,664
Contracted Service-Accounting	667	667	7,333	7,333	7,106	6,875
Contracted Services - Legal	0	850	13,901	9,350 [2]	9,350	9,350
Contracted Services- Other	355	542	3,907	5,958	3,907	1,861
Marketing- Contracted Services	0	792	1,002	8,708	1,952	8,330
Dues & Subscriptions	0	167	1,500	1,833	3,750	1,250
Insurance - General	390	375	4,177	4,125	4,053	3,640
Special ED Projects Contingency	0	2,083	0	22,917 [3]	0	114,583
Office Supplies & Expense	0	208	5,061	2,292	440	560
Seminars & Conferences	0	0	0	0	125	2,625
Service Fees	24,244	24,244	266,681	266,681	261,452	161,700
Total Expenses	25,655	30,510	305,656	335,615	298,515	315,438
Excess or (Deficiency) of Revenue Over Expenses (Before Depreciation)	(23,196)	31	(139,023)	344	15,637	(128,059)

Oneida County Industrial Development Agency
Statement of Cash Flows
For the Period Ending November 30, 2025

Cash Flows From (Used by) Operating Activities	
Increase (Decrease) in Net Assets	$ (123,463)
Adjustments for Noncash Transactions	
Depreciation and Amortization	7,066
(Increase) Decrease in Assets	
Accounts Receivable	(6,007)
Accounts Receivable-PILOTs billed	0
Investments	(16,450)
Prepaid Expenses	4,342
Increase (Decrease) in Liabilities	
Accounts Payable and Accrued Liabilities	(22,565)
Deferred Revenue	1,000,000
Net Cash Flows From Operating Activities	842,924
Cash Flows From (Used By) Investing Activities	
Capital Expenditures	0
Net Cash From (Used by) Investing Activities	0
Cash Flows From (Used By) Financing Activities	
Repayments of Long Term Debt	0
Proceeds from Long Term Debt	0
Net Cash Flows (Used by) Financing Activities	0
Net Increase (Decrease) in Cash and Cash Equivalents	842,924
Cash and Cash Equivalents, Beginning of Period	413,072
Cash and Cash Equivalents, End of Period	$ 1,241,864

Total to Invest	$ 750,000.00	OK		
CD (Months)	**Adirondack Bank**	**First Source**	**Bank of Utica**	**M&T Bank**
3	0.0330	-	0.0418	0.0300
6	0.0310	0.0441	0.0418	0.0315
9	-	-	0.0394	0.0295
12	-	0.0400	0.0394	0.0343

$ 125,000.00	**Future Value**			
CD (Months)	**Adirondack Bank**	**First Source**	**Bank of Utica**	**M&T Bank**
3	$126,034.09	N/A	$126,310.81	$125,939.85
6	$126,950.06	$127,781.70	$127,635.36	$126,981.72
9	N/A	N/A	$128,742.63	$127,792.98
12	N/A	$130,092.69	$130,014.92	$129,355.55

$ 125,000.00	**Future Value**			
CD (Months)	**Adirondack Bank**	**First Source**	**Bank of Utica**	**M&T Bank**
3	$126,034.09	N/A	$126,310.81	$125,939.85
6	$126,950.06	$127,781.70	$127,635.36	$126,981.72
9	N/A	N/A	$128,742.63	$127,792.98
12	N/A	$130,092.69	$130,014.92	$129,355.55

$ 225,000.00	**Future Value**			
CD (Months)	**Adirondack Bank**	**First Source**	**Bank of Utica**	**M&T Bank**
3	$226,861.36	N/A	$227,359.45	$226,691.72
6	$228,510.10	$230,007.06	$229,743.64	$228,567.09
9	N/A	N/A	$231,736.74	$230,027.36
12	N/A	$234,166.85	$234,026.85	$232,839.99

$ 275,000.00	**Future Value**			
CD (Months)	**Adirondack Bank**	**First Source**	**Bank of Utica**	**M&T Bank**
3	$277,274.99	N/A	$277,883.77	$277,067.66
6	$279,290.12	$281,119.73	$280,797.78	$279,359.77
9	N/A	N/A	$283,233.80	$281,144.55
12	N/A	$286,203.92	$286,032.82	$284,582.21

Highest ROI, while "spreading the wealth"

#1	$286,203.92	12-Month	**First Source**	4.00%
#2	$231,736.74	9-Month	**Bank of Utica**	3.94%
#3	$126,981.72	6-Month	**Adirondack Bank**	3.10%
#4	$125,939.85	3-Month	**M&T Bank**	3.00%

Final Authorizing Resolution
ProTrade Garages, LLC Facility

Transcript Document No. [ ]

Date: December 12, 2025

At a meeting of the Oneida County Industrial Development Agency (the "Agency") hosted at 584 Phoenix Drive, Rome, New York 13441 on the 12th day of December 2025, the following members of the Agency were:

Members Present:

EDGE Staff Present:

Others Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to proposed financial assistance to ProTrade Garages, LLC.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye Voting Nay

RESOLUTION AUTHORIZING THE AGENCY TO EXECUTE THE LEASE AGREEMENT, THE LEASEBACK AGREEMENT, THE ENVIRONMENTAL COMPLIANCE AND INDEMNIFICATION AGREEMENT, THE RECAPTURE AGREEMENT, THE LOAN DOCUMENTS AND RELATED DOCUMENTS WITH RESPECT TO THE PROTRADE GARAGES, LLC FACILITY LOCATED IN THE TOWN OF WESTMORELAND, ONEIDA COUNTY.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 372 of the Laws of 1970 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, ProTrade Garages, LLC, on behalf of itself and/or the principals of ProTrade Garages, LLC, and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has applied to the Oneida County Industrial Development Agency (the "Agency") to enter into a transaction in which the Agency will assist in (a) acquisition of a 2.2 acre parcel of vacant land located at [no number assigned] Route 233, Town of Westmoreland, Oneida County, New York (the "Land"); (b) construction on the Land of a 15,000± square foot garage containing 15 individual purpose-built contractor workspaces, each measuring 1,000 square feet, together with all infrastructure, parking lots, sidewalks and landscaping to service the same (collectively, the "Improvements"); and (c) acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for the purpose of supporting contractors, tradespeople, small business operators, and equipment-based enterprises (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the acquisition, construction and equipping of the Facility is referred to collectively as the "Project"); and

WHEREAS, the Agency will acquire a leasehold interest in the Facility pursuant to a Lease Agreement from the Company to the Agency (the "Lease Agreement") and lease the Facility back to the Company pursuant to a Leaseback Agreement from the Agency to the Company (the "Leaseback Agreement"); and

WHEREAS, the Company will further sublease individual units within the Facility to service-based businesses to be identified from time to time (each a "Sublessee" and collectively, the "Sublessees"); and

WHEREAS, the Agency by resolution duly adopted on November 18, 2025 (the "Inducement Resolution") decided to proceed under the provisions of the Act to lease the Facility and determined that a public hearing was not required because the value of proposed financial assistance is less than $100,000.00; and

WHEREAS, the value of the Financial Assistance is described below:

- Sales and use tax exemption not to exceed $62,957

- Mortgage recording tax exemption not to exceed $9,000

WHEREAS, the Financial Assistance is consistent with the Agency's Uniform Tax Exemption Policy; and

WHEREAS, by letter dated December 4, 2025 the Agency provided written notice to all affected taxing jurisdictions providing a copy of the Inducement Resolution; and

WHEREAS, the Company will finance a portion of the costs of the Facility by securing a loan from a lender to be selected at a later date (the "Bank") to be secured by a Mortgage (the "Mortgage") from the Agency and the Company to the Bank and any other documents the Bank may require to secure its lien (collectively, the "Loan Documents"); and

WHEREAS, the nature of the Facility is such that it is not intended for any one Sublessee to create permanent employment at the Facility, but rather to allow a Sublessee to operate more efficiently in other locations in Oneida County and therefore the creation and/or retention of FTEs should not be the only metric that the Agency should consider as it reviews on an annual basis whether the Project is meeting its stated goals; and

WHEREAS, based upon representations made by the Company, the primary purpose of the Project is to fill a demonstrated demand for modern, functional space by providing an ancillary facility with flexible utility, which will allow service-based companies in Oneida County to operate more efficiently, and the Agency will condition the proposed Financial Assistance on the Company achieving the same (the "Project Obligation"), or else be subject to recapture or termination of Financial Assistance relating to the Project; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities which may arise in connection with the Project and the Agency's leasehold interest in the Facility; and

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) The acquisition, construction and equipping of the Facility, the leasing of the Facility to the Company and the Agency's Financial Assistance with respect thereto, will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Oneida County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The acquisition, construction, equipping and financing of the Facility is reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and

(e) Based upon representations of the Company and Company's Counsel, the Facility conforms with the local zoning laws and planning regulations of Oneida County and all regional and local land use plans for the area in which the Facility is located; and

(f) The SEQRA findings adopted by the Agency at its meeting on November 18, 2025 encompassed the actions to be undertaken by this resolution and no changes have been made to the proposed action that would create new or increased adverse environmental impacts; and

(g) It is desirable and in the public interest for the Agency to undertake the Project; and

(h) The Lease Agreement will be an effective instrument whereby the Company grants the Agency a leasehold interest in the Facility; and

(i) The Leaseback Agreement will be an effective instrument whereby the Agency leases the Facility back to the Company; and

(j) The Environmental Compliance and Indemnification Agreement (the "Environmental Compliance and Indemnification Agreement") between the Company and the Agency will be an effective instrument whereby the Company agrees to comply with all Environmental Laws (as defined therein) applicable to the Facility and will indemnify and hold harmless the Agency for all liability under all such Environmental Laws; and

(k) The Project Completion and Recapture Agreement (the "Recapture Agreement") between the Company and the Agency will be an effective instrument whereby the Company agrees that the Financial Assistance is conditioned upon the Company completing the Project substantially as presented to the Agency; and

(l) The Loan Documents will be effective instruments whereby the Agency mortgages and/or assigns to the Bank its interest in the Facility.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) acquire a leasehold interest in the Facility pursuant to the Lease Agreement, (ii) execute, deliver and perform the Lease Agreement, (iii) lease the Facility back to the

Company pursuant to the Leaseback Agreement, (iv) execute, deliver and perform the Leaseback Agreement, (v) execute and deliver the Environmental Compliance and Indemnification Agreement, (vi) execute, delver and perform the Recapture Agreement, (vii) execute, deliver and perform the Loan Documents, and (viii) provide the Financial Assistance to the Company in support of the Project.

Section 3. The Agency is hereby authorized to accept a leasehold interest in the real property described in Exhibit A to the Lease Agreement and the personal property described in Exhibit B to the Lease Agreement and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 4. The form and substance of the Lease Agreement, the Leaseback Agreement, the Environmental Compliance and Indemnification Agreement and the Recapture Agreement (each in substantially the forms presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved. The form and substance of the Loan Documents are hereby approved, subject to the inclusion of the Agency's standard financing provisions and subject to counsel review.

Section 5.

(a) The Chairman, Vice Chairman, Secretary or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Lease Agreement, the Leaseback Agreement, the Environmental Compliance and Indemnification Agreement, the Recapture Agreement and the Loan Documents, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Secretary or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "Closing Documents"). The execution thereof by the Chairman, Vice Chairman, or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Secretary or member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Leaseback Agreement).

Section 6. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Closing Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the

Agency with all of the terms, covenants and provisions of the Closing Documents binding upon the Agency.

Section 7. This resolution shall take effect immediately.

STATE OF NEW YORK)
) ss.:
COUNTY OF ONEIDA)

I, the undersigned (Assistant) Secretary of the Oneida County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Agency, including the resolutions contained therein, held on the 12th day of December 2025 with the originals thereof on file in my office, and that the same are true and correct copies of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

That the Lease Agreement, the Leaseback Agreement, the Environmental Compliance and Indemnification Agreement, the Recapture Agreement and the Loan Documents contained in this transcript of proceedings are each in substantially the form presented to the Agency and/or approved by said meeting.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103a and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103a and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand on _____, 2025.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By:_____
(Assistant) Secretary

Final Authorizing Resolution
B240 LLC (Air City Lofts Phase 5) Facility

Transcript Document No. [ ]

Date: December 12, 2025

At a meeting of the Oneida County Industrial Development Agency (the "Agency") hosted at 584 Phoenix Drive, Rome, New York 13441 on the 12th day of December 2025, the following members of the Agency were:

Members Present:

EDGE Staff Present:

Others Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to proposed financial assistance to B240 LLC (Air City Lofts Phase 5).

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye Voting Nay

RESOLUTION AUTHORIZING THE AGENCY TO EXECUTE THE LEASE AGREEMENT, THE LEASEBACK AGREEMENT, THE PAYMENT-IN-LIEU-OF-TAX AGREEMENT, THE ENVIRONMENTAL COMPLIANCE AND INDEMNIFICATION AGREEMENT, THE RECAPTURE AGREEMENT, THE LOAN DOCUMENTS AND RELATED DOCUMENTS WITH RESPECT TO THE B240 LLC (AIR CITY LOFTS PHASE 5) FACILITY LOCATED IN THE CITY OF ROME, ONEIDA COUNTY.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 372 of the Laws of 1970 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, B240 LLC, on behalf of itself and/or the principals of B240 LLC, and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has applied to the Oneida County Industrial Development Agency (the "Agency") to enter into a transaction in which the Agency will assist in Phase 5 of a multi-phased mixed-use community, which Phase 5 consists of construction of two buildings comprised of 48 market rate studio apartments together with infrastructure to service the same (collectively, the "Improvements") situated on a 0.306± acre portion of a 6.655± acre parcel of land, and located at 135 and 137 Air City Boulevard, Griffiss Business and Technology Park, City of Rome, Oneida County, New York (the "Land"), and acquisition and installation of equipment in the Improvements (the "Equipment"), all for the purpose of providing housing within the community for existing and future employees of the Griffiss Business and Technology Park and surrounding employers, and to enhance talent recruitment and economic development in the region (the Land, the Improvements and the Equipment are referred to collectively as the "Facility" and the construction and equipping of the Improvements is referred to as the "Project"); and

WHEREAS, the Agency will acquire a leasehold interest in the Facility pursuant to a Lease Agreement from the Company to the Agency (the "Lease Agreement") and lease the Facility back to the Company pursuant to a Leaseback Agreement from the Agency to the Company (the "Leaseback Agreement"); and

WHEREAS, the Company will further sublease individual residential units to residential tenants, to be identified from time to time (each a "Residential Sublessee" and collectively, the "Residential Sublessees"); and

WHEREAS, the Agency by resolution duly adopted on November 18, 2025 (the "Inducement Resolution") decided to proceed under the provisions of the Act to lease the Facility and directed that a public hearing be held and enter into the Lease Agreement and Leaseback Agreement; and

WHEREAS, the Agency conducted a public hearing on December 2, 2025 and has received all comments submitted with respect to the Financial Assistance and the nature and location of the Facility; and

WHEREAS, the value of the Financial Assistance is described below:

- Sales and use tax exemption (valued at $169,785)
- Mortgage recording tax exemption (valued at $40,907)
- Real property tax abatement (value estimated at $712,100)

WHEREAS, the Financial Assistance is consistent with the Tier 1 benefits described in the Agency's Uniform Tax Exemptipon Policy (Housing Policy); and

WHEREAS, by letter dated November 19, 2025 the Agency provided written notice to all affected taxing jurisdictions providing a copy of the Inducement Resolution and notice of the public hearing; and

WHEREAS, the Company will finance a portion of the costs of the Facility by securing a loan from a lender to be selected at a later date (the "Bank") to be secured by a Mortgage (the "Mortgage") from the Agency and the Company to the Bank and any other documents the Bank may require to secure its lien (collectively, the "Loan Documents"); and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities which may arise in connection with the Project and the Agency's leasehold interest in the Facility; and

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) The acquisition, construction and equipping of the Facility, the leasing of the Facility to the Company and the Agency's Financial Assistance with respect thereto, will (i) promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Oneida County and the State of New York and improve their standard of living and (ii) promote employment opportunities and prevent economic deterioration in Oneida County by filling a demonstrated demand for market rate housing units and providing quality housing for employers to attract a quality

workforce to the region, and specifically to Griffiss Business and Technology Park, and thereby serve the public purposes of the Act; and

(d) The acquisition, construction, equipping and financing of the Facility is reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and

(e) Based upon representations of the Company and Company's Counsel, the Facility conforms with the local zoning laws and planning regulations of Oneida County and all regional and local land use plans for the area in which the Facility is located; and

(f) The SEQRA findings adopted by the Agency at its meeting on May 15, 2020 encompassed the actions to be undertaken by this resolution and no changes have been made to the proposed action that would create new or increased adverse environmental impacts; and

(g) It is desirable and in the public interest for the Agency to undertake the Project; and

(h) The Lease Agreement will be an effective instrument whereby the Company grants the Agency a leasehold interest in the Facility; and

(i) The Leaseback Agreement will be an effective instrument whereby the Agency leases the Facility back to the Company; and

(j) The Payment-in-Lieu-of-Tax Agreement (the "PILOT Agreement") between the Company and the Agency, in form satisfactory to the Chairman and Agency Counsel, will be an effective instrument whereby the Agency and the Company set forth the terms and conditions of their Agreement regarding the Company's payments in lieu of real property taxes; and

(k) The Environmental Compliance and Indemnification Agreement (the "Environmental Compliance and Indemnification Agreement") between the Company and the Agency will be an effective instrument whereby the Company agrees to comply with all Environmental Laws (as defined therein) applicable to the Facility and will indemnify and hold harmless the Agency for all liability under all such Environmental Laws; and

(l) The Project Completion and Recapture Agreement (the "Recapture Agreement") between the Company and the Agency will be an effective instrument whereby the Company agrees that the Financial Assistance is conditioned upon the Company completing the Project substantially as presented to the Agency; and

(m) The Loan Documents will be effective instruments whereby the Agency mortgages and/or assigns to the Bank its interest in the Facility.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) acquire a leasehold interest in the Facility pursuant to the Lease Agreement, (ii) execute, deliver and perform the Lease Agreement, (iii) lease the Facility back to the Company pursuant to the Leaseback Agreement, (iv) execute, deliver and perform the Leaseback Agreement, (v) execute, deliver and perform the PILOT Agreement, (vi) execute and deliver the Environmental Compliance and Indemnification Agreement, (vii) execute, delver and perform the Recapture Agreement, (viii) execute, deliver and perform the Loan Documents, and (ix) provide the Financial Assistance to the Company in support of the Project.

Section 3. The Agency is hereby authorized to accept a leasehold interest in the real property described in Exhibit A to the Lease Agreement and the personal property described in Exhibit B to the Lease Agreement and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 4. The form and substance of the Lease Agreement, the Leaseback Agreement, the Environmental Compliance and Indemnification Agreement, the Recapture Agreement and the PILOT Agreement (each in substantially the forms presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved. The form and substance of the Loan Documents are hereby approved, subject to the inclusion of the Agency's standard finanancing provisions and subject to counsel review.

Section 5.

(a) The Chairman, Vice Chairman, Secretary or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Lease Agreement, the Leaseback Agreement, the Environmental Compliance and Indemnification Agreement, the Recapture Agreement, the PILOT Agreement and the Loan Documents, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Secretary or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "Closing Documents"). The execution thereof by the Chairman, Vice Chairman, or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Secretary or member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Leaseback Agreement).

Section 6. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts

and things required or provided for by the provisions of the Closing Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Closing Documents binding upon the Agency.

Section 7. This resolution shall take effect immediately.

STATE OF NEW YORK)
) ss.:
COUNTY OF ONEIDA)

I, the undersigned (Assistant) Secretary of the Oneida County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Agency, including the resolutions contained therein, held on the 12th day of December 2025 with the originals thereof on file in my office, and that the same are true and correct copies of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

That the Lease Agreement, the Leaseback Agreement, the Environmental Compliance and Indemnification Agreement, the Recapture Agreement, the PILOT Agreement and the Loan Documents contained in this transcript of proceedings are each in substantially the form presented to the Agency and/or approved by said meeting.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103a and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103a and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand on _____, 2025.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By:_____
(Assistant) Secretary

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
OCIDA

584 Phoenix Drive,
Rome, New York 13441-4105
(315) 338-0393, fax (315) 338-5694
info@mvedge.org www.mvedge.org

TO: OCIDA Board of Directors
FROM: Mark Kaucher
DATE: December 2, 2025
RE: B240 LLC Phase 5 Public Hearing

Date: Tuesday, December 2, 2025
Location: Board Rm., MV EDGE, 584 Phoenix Drive, Rome NY 13341

Representing the Agency: Tim Fitzgerald, Mark Kaucher, Julie Daskiewicz
Representing B240 LLC Phase 5, Amber Mathias
Other Attendees: Shawna Papale, OCIDA Executive Director

Public hearing opened at 10 AM. The verbal reading of the Notice of Public Hearing was waived at the consensus of the attendees.

There were no comments related to the proposed Agency benefits.

Public Hearing was closed at 10:05 AM

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

OCIDA

REQUEST TO AMEND

PREVIOUSLY SUBMITTED APPLICATION FOR FINANCIAL ASSISTANCE

Oneida County Industrial Development Agency
584 Phoenix Drive
Rome, New York 13441-1405
(315) 338-0393 telephone
(315) 338-5694 fax
https://www.oneidacountyida.org

Shawna M. Papale, Executive Director
spapale@mvedge.org

Please also deliver an electronic copy of all.

All applications must be submitted at least 14 days prior to meeting.

Project Number

Project Name Chobani Facility, LLC — 3001-25-Chobani

Applicant Name Chobani, LLC

Date of Original Submission April 22, 2025

Date of AMENDED Submission October 22, 2025

Reasons for Project AMENDMENT Request - Please explain in detail how and why you want to AMEND the original project application. Please explain any differences in scope of original application (plans, costs, jobs, time-frame, etc.) Please use additional sheets if more space needed.

The Company wishes to amend the original project application due to the availability of the Mohawk Glen golf course property, and the expansion of facilities unrelated to manufacturing, such as the Gateway Building, which will be utilized primarily as a visitor's center.

Pursuant to anticipated separate lease agreements with the County of Oneida, the project is now being developed across two parcels of land; the "triangle" portion of the main airport property, and the adjoining Mohawk Glen golf course.

This amended project proposal consists of the leases of lands from the County of Oneida, the construction of a 2,200,675 square foot campus plan consisting of eight buildings that include the following:
main facility (1,271,550 sq. ft.), gateway building (148,600 sq. ft.), dairy receiving (50,050 sq. ft.), utility/physical plant (132,800 sq. ft.), driver facility (23,550 sq. ft.), Automated Storage and Retrieval System building (373,200 sq. ft.), and fruit facility (62,250 sq. ft.).

The project will also include a Wastewater Treatment Plant (45,675 sq. ft.) and a connective corridor (93,000 sq. ft.) for the movement of goods after production to the Automated Storage and Retrieval System building .

The project scope also consists of site work including parking, landscaping, and buffering where appropriate.

REVISED BUDGET REQUEST

Part IX: Estimated Project Cost and Financing

11(a) List the costs necessary for preparing the facility.

		Original	Revised	Difference (Auto Calculates)
LAND Acquisition	$	0		0
Existing Building(s) ACQUISITION	$	0		0
Existing Building(s) RENOVATION	$	0		0
NEW Building(s) CONSTRUCTION	$	540,000,000		0
Site preparation/parking lot construction	$	45,000,000		0
Machinery & Equipment that is TAXABLE	$	285,000,000		0
Machinery & Equipment that is TAX-EXEMPT	$	300,000,000		0
Furniture & Fixtures	$	15,000,000		0
Installation costs	$			0
Architectural & Engineering	$	25,000,000		0
Legal Fees (applicant, IDA, bank, other counsel)	$	1,000,000		0
Financial (all costs related to project financing)*	$	0		0
Permits (describe below)	$	1,000,000		0
Other (describe below)	$			0
Subtotal	$	1,212,000,000	0	0
Agency Fee[1]	$	3,055,000	0	0
Total Project Cost	**$**	1,215,055,000	0	0

* See below "Other Information"

* ***Bank fees, title insurance, appraisals, interest, environmental reviews, etc.***

[1] ***See Attached Fee Schedule (Page 25) for Agency Fee amount to be placed on this line.***

Permit Information

NYSDEC Air Facility Permit/Registration
NYSDEC Bulk Tank Storage Registration

Other Information

* The Company will require additional analysis of the impact of the project modifications on the total project cost. As that information materializes, we will return to the IDA with an update on the total capital expenditure and whether or not any additional benefits may be needed in the form of additional sales tax exemption.

11(b) **Sources of Funds for Project Costs**

Bank Financing: $ 0

Equity (excluding equity that is attributed to grants/tax credits) $ 1,215,055,000

Tax Exempt Bond Issuance (if applicable) $ 0

Taxable Bond Issuance (if applicable) $ 0

Public Sources (Include sum total of all state and federal grants and tax credits) $ _____

Identify each state and federal grant/credit:

$ 75,000,000 (ESD)*

$ _____

$ _____

$ _____

Comments:

* Refundable tax credit over 10 years

1,215,055,000

Total Sources of Funds for Project Costs: $ 0

Real Estate Taxes

12(a) For each tax parcel which comprises the facility, please provide the following information, using figures from the most recent tax year.

Tax Map Parcel #	Current Assessed Value (Land)	Current Assessed Value (Building)	Current Total Assessment	Current Real Estate Taxes
224.000-0001-004.001	$1,985,800		$1,985,800	$0
224.000-0001-005	$20,848,080	$33,167,850	$54,015,930	$0
224.000-0001-004.002	$1,300,000	$100,000	$1,400,000	$0

Attach copies of the most recent real property tax bills. Include copies for all taxing jurisdictions for the site/ facility that IDA assistance is being sought.

REPRESENTATIONS AND CERTIFICATION BY APPLICANT

The undersigned requests that the attached materials be submitted as an amendment to the Applicant's original Application for Financial Assistance for review to the Oneida County Industrial Development Agency (the "Agency") and its Board of Directors.

Approval of the modifications to the Application can be granted solely by this Agency's Board of Directors. The Agency reserves the right to request Applicant complete a full Application for Financial Assistance if, after reviewing the attached materials, the Agency determines one is required to properly evaluate the Applicant's request. The undersigned acknowledges that Applicant shall be responsible for all costs incurred by the Agency and its counsel in connection with the attendant negotiations whether or not the transaction is carried to a successful conclusion.

The Applicant further understands and agrees with the Agency as follows:

1. **Annual Sales Tax Filings**. In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.

2. **Annual Employment, Tax Exemption & Bond Status Reports. T**he Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site as well as tax exemption benefits received with the action of the Agency. For Applicants not responding to the Agency's request for reports by the stated due date, a $500 late fee will charged to the Applicant for each 30-day period the report is late beyond the due date, up until the time the report is submitted. Failure to provide such reports as provided in the transaction documents will be an Event of Default under the Lease (or Leaseback) Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Annual Employment, Tax Exemption & Bond Status Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.

3. **Absence of Conflict of Interest**. The Applicant has consulted the Agency website of the list of the Agency members, officers and employees of the Agency. No member, officer, or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein after described (if none, state "none"):

4. **Hold Harmless**. Applicant hereby releases the Agency and its members, officers, servants, agents and employees from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final

agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

5. The Applicant acknowledges that the Agency has disclosed that the actions and activities of the Agency are subject to the Public Authorities Accountability Act signed into law January 13, 2006 as Chapter 766 of the 2005 Laws of the State of New York.

6. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL, subject to limited statutory exclusions**.

7. The Applicant acknowledges that it has been provided with a copy of the Agency's recapture policy (the "Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.

8. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

> § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

9. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

10. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

11. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

12. The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Agency will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material

fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

STATE OF NEW YORK)
COUNTY OF ONEIDA) ss.:

Marjorie De La Cruz, being first duly sworn, deposes and says:

1. That I am the Chief Legal Officer (Corporate Office) of Chobani, LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

(Signature of Officer)

DAVA O DAVIS
NOTARY
NO. 01DA6434271
QUALIFIED IN
NEW YORK COUNTY
COMM. EXP.
06-06-2026
PUBLIC
STATE OF NEW YORK

Subscribed and affirmed to me under penalties of perjury
this 21st day of October, 20 24

Dava O. Davis
(Notary Public)

If the application has been completed by or in part by other than the person signing this application for the applicant please indicate who and in what capacity:

By: _____

Name: _____

Title: _____

Date: _____

- Any applicant submitting this form should submit it with a non-refundable application fee of **$500**.
- If the applicant is requesting an increase in the value of the sales tax exemption, the applicant will also pay an additional fee equal to the increased OCIDA fee (see page 25 of original application) relating to the additional financial assistance. This fee will be payable as a condition of the sales tax exemption being issued.
- If the request is the first request for an extension of time, the $500 application fee will be the only fee payable.
- If the request is for an extension of time that is not the first request, the OCIDA has the discretion of charging an additional fee.

Please submit to the Oneida County Industrial Development Agency, 584 Phoenix Drive, Rome NY 13441-1405, **within 14 days prior to the OCIDA Board of Directors meeting at which you want the Application to be included on the Agenda**. Wire transfer and ACH payments are acceptable but all related fees incurred by the Agency are payable by the Applicant. It is advised that an electronic version of the application accompany the original application via hard copy or e-mail. An electronic version of the application must accompany the original application via physical media or e-mail.

Supplemental Resolution
Chobani, LLC Facility

Transcript Document No. [ ]

Date: December 12, 2025

At a meeting of the Oneida County Industrial Development Agency (the "Agency") held at 584 Phoenix Drive, Rome, New York 13441 on the 12th day of December, 2025, the following members of the Agency were:

Members Present:

Staff Present:

Others Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to proposed financial assistance to Chobani, LLC.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye Voting Nay

SUPPLEMENTAL RESOLUTION AMENDING THE DESCRIPTION OF THE FACILITY WITH RESPECT TO THE CHOBANI, LLC FACILITY LOCATED IN THE CITY OF ROME, ONEIDA COUNTY.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 372 of the Laws of 1970 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, Chobani, LLC (the "Company") previously requested that the Agency provide certain financial assistance, consisting of exemptions from real property taxes and sales taxes (the "Financial Assistance") for a two-phase project, the first phase of which consists of the construction of a 1,418,000± square foot food processing building, which includes a 15,600± square foot wastewater treatment plant, a 68,000± square foot blow molding building, a 117,000± square foot wet receiving and physical plant, together with parking, landscaping and buffering to support the same situated on a portion of two parcels of land situate at Perimeter Road and Perimeter Road West totaling 146± acres in the aggregate, located at the Griffiss International Airport, City of Rome, Oneida County, New York; and acquisition and installation of equipment in the Improvements, all to be used for manufacturing dairy products and expanding the Company's presence in New York State (the "Original Facility" and the construction and equipping of the Facility by the Company is referred to collectively as the "Original Project"); and

WHEREAS, the Agency by resolution duly adopted on May 23, 2025 (the "Inducement Resolution") decided to proceed under the provisions of the Act to lease the Facility and directed that a public hearing be held with respect to the proposed financial assistance, described below:

- Sales and use tax exemption not to exceed $51,625,000
- Exemptions from real property taxes valued at approximately $385,754,962

WHEREAS, the Agency conducted a public hearing on June 18, 2025 and received all comments submitted with respect to the Financial Assistance and the nature and location of the Facility; and

WHEREAS, the Agency by resolution duly adopted on June 20, 2025 (the "Final Resolution") approved Financial Assistance in support of the Project and authorized the form and execution of related documents, subject to counsel review; and

WHEREAS, the Company has submitted to the Agency a Request to Amend Previously Submitted Application for Financial Assistance dated October 22, 2025 (the "Application Amendment") wishing to amend the original project application due to the availability of the Mohawk Glen golf course property and the expansion of facilities unrelated to manufacturing; and

WHEREAS, the Company now requests that the Agency provide its Financial Assistance for a two-phase project, the first phase of which consists of the construction of a 1,271,000± square foot food processing building, a 45,675± square foot wastewater treatment plant, a 50,050± square foot dairy receiving building, a 132,800± square foot wet receiving and physical plant, a 23,550± square foot driver facility, a 373,200± square foot storage facility, a 62,250± square foot fruit facility, a 148,600± square foot gateway building and a 93,000± square foot connective corridor, together with parking, landscaping and buffering to support the same (collectively, the "Improvements"); situated on a portion of three parcels of land situate at Perimeter Road and Perimeter Road West totaling 285± acres in the aggregate, located at the Griffiss International Airport, City of Rome, Oneida County, New York (the "Land"); and acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for manufacturing dairy products and expanding the Company's presence in New York State (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the construction and equipping of the Facility by the Company is referred to collectively as the "Project"); and

WHEREAS, the Agency recognizes the change of scope is a benefit to the residents of Oneida County insofar as the expansion of the facilities and inclusion of a welcome center will create a campus environment rather than simply a manufacturing building, and the Agency wishes to continue to support the Project by amending the Inducement Resolution and the Final Resolution to reflect the changes in scope described above.

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility as described in the Application Amendment constitutes a "project", as such term is defined in the Act; and

(c) The acquisition, construction and equipping of the Facility as described in the Application Amendment, the leasing of the Facility to the Company and the Agency's Financial Assistance with respect thereto, will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Oneida County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The acquisition, construction and equipping of the Facility as described in the Application Amendment and the Agency's Financial Assistance with respect thereto is reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and

(e) The SEQRA findings adopted by the Agency on May 23, 2025 and the Supplemental SEQRA resolution adopted by the Agency on December 12, 2025 encompassed the actions to be undertaken by this resolution and no changes have been made since that time to the proposed action that would create new or increased adverse environmental impacts.

Section 2. In consequence of the foregoing, the Agency hereby determines to amend the definitions contained in the Inducement Resolution and the Final Resolution relating to the Original Facility and the Original Project to reflect the Facility and Project as described as described in the Application Amendment.

Section 3. This resolution shall take effect immediately.

INTRODUCTORY

NO. 293

F.N. 2025-2166

ONEIDA COUNTY BOARD OF LEGISLATORS

RESOLUTION NO. 294

INTRODUCED BY: Messrs. Schiebel, Flsinik Mme Washburn
2ND BY: Mr. Joseph

RE: STATE ENVIRONMENTAL QUALITY REVIEW (SEQRA) DETERMINATION BY THE ONEIDA COUNTY BOARD OF LEGISLATORS FOR THE AIRPORT BUSINESS PARK DEVELOPMENT PROJECT AT GRIFFISS INTERNATIONAL AIRPORT, THE FORMER MOHAWK GLEN GOLF COURSE, AND CREATION OF AN UPLAND SANDPIPER MITIGATION SITE – SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT FORM – CHOBANI, LLC SITE PLAN (MODIFIED PROPOSED ACTION)

WHEREAS, Pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as "SEQRA"), the Oneida County Board of Legislators is required to make a determination whether the "Proposed Action" (as said quoted term is defined in SEQRA) to be taken by the County may have a "significant impact on the environment" (as said quoted term is utilized in SEQRA) and the preliminary agreement of the Oneida County Board of Legislators to undertake the modified Proposed Action constitutes such an action, and

WHEREAS, The Oneida County Board of Legislators, acting as Lead Agency, adopted a Negative Declaration of environmental significance on April 9, 2025, and

WHEREAS, Certain circumstances have changed since the issuance of said Negative Declaration, namely a specific project having been identified, which requires the Oneida County Board of Legislators to review the specific project in the context of its Negative Declaration and make a determination whether the modified "Proposed Action" (as said quoted term is defined in SEQRA) to be taken by the County may have a "significant impact on the environment," " (as said quoted term is utilized in SEQRA), and

WHEREAS, To aid the Oneida County Board of Legislators in determining whether undertaking the modified Proposed Action may have a significant impact upon the environment, the project developer has prepared and submitted to the Oneida County Board of Legislators a Part 1 of the Full Environmental Assessment Forms ("FEAF") considered to be a Supplemental Full Environmental Assessment Form ("SFEAF"), a copy of which is attached here as Exhibit A, and

WHEREAS, On October 8, 2025, the County circulated its intent to reaffirm its status as Lead Agency in a coordinated review of this project, to which no agency objected; and

WHEREAS, The Oneida County Board of Legislators circulated the SFEAF Part 1 to involved agencies as part of the Lead Agency coordinated review, to which no comments were received, and

WHEREAS, The Oneida County Board of Legislators, in performing the Lead Agency function for its environmental review in accordance with Article 8 of SEQRA, (i) thoroughly reviewed the SEAF Parts 1, 2, and 3 and the Impact Evaluation prepared and submitted with respect to this modified Proposed Action and its environmental review, and its April 8, 2025 Negative Declaration, and (ii) thoroughly analyzed the potential relevant areas of environmental concern to determine if this modified Proposed Action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR §617.7(c), and (iii) completed the SFEAF and associated impact evaluation, now, therefore, be it

RESOLVED, That:

1. The Oneida County Board of Legislators, based upon (i) its thorough review of the original FEAF and the SFEAF, Part 1 with respect to this modified Proposed Action and its environmental review, (ii) its thorough review of the original FEAF Parts 1, 2 and 3 and the Impact Evaluation and the SFEAF Parts 1, 2 and 3 and the SFEAF Impact Evaluation, (iii) its thorough review of the potential relevant areas of environmental concern to determine if this modified Proposed Action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR §617.7(c), (iv) its adoption of a Negative Declaration relative to the original FEAF, including the reasons noted thereon (which reasons are incorporated herein as if set forth at length) and (v) its thorough review of the impacts of the modified Proposed Action and in the context of the environmental impacts reviewed under the original FEAF, hereby makes a determination that the environmental impacts if the SFEAF are in line with, or result in less impact than that which was assessed in the County's April 9, 2025 Negative Declaration, and further hereby reaffirms the negative determination of environmental significance ("Negative Declaration") in accordance with SEQRA for the above referenced modified Proposed Action including the SFEAF, and determines that an Environmental Impact Statement will not be required; and

2. This Resolution shall take effect immediately. The Oneida County Executive is hereby authorized and directed to complete and sign as required determination of significance, reconfirming the foregoing Negative Declaration; and

3. The Commissioner of Aviation, on behalf of the Oneida County Board of Legislators, is hereby authorized to take such actions as are necessary and appropriate to assist the Oneida County Board of Legislators, in fulfilling the requirements under SEQRA for the modified Proposed Action and to work with the Oneida County Board of Legislators in connection therewith.

APPROVED: Economic Development (November 6,2025)
Ways and Means (November 12, 2025)

DATED: November 12, 2025

Adopted by the following vote:
AYES 23 NAYS 0 ABSENT 0

BARCLAY DAMON LLP

Kevin R. McAuliffe
Partner

October 8, 2025

VIA OVERNIGHT MAIL
Amanda L. Cortese-Kolasz
Assistant County Attorney
Oneida County Law Department
800 Park Avenue
Utica, New York 13501

Re: Chobani Facility Project-Full Environmental Assessment Form

Dear Amanda:

Enclosed please find an executed Full Environmental Assessment Form for the Chobani Facility Project (the "Project") proposal at the Griffiss Business Technology Park for review and consideration by the Oneida County Legislature as Lead Agency under the State Environmental Quality Review Act ("SEQRA"). Also submitted are additional background study reports.

The Project has now been adjusted to include an additional parcel of land to the north, known as the Mohawk Glen Golf Course at 295 Perimeter Rd. W.

Should you have any questions or concerns regarding the foregoing, please do not hesitate to contact me.

Very truly yours,

Kevin R. McAuliffe

KRM/hl
Enclosures

Barclay Damon Tower - 125 East Jefferson Street - Syracuse, New York 13202 barclaydamon.com
KMcAuliffe@barclaydamon.com Direct: (315) 425-2875 Fax: (315) 425-8593
Also Admitted in: North Carolina

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No." If the answer to the initial question is "Yes," complete the following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

<table>
<tr><td colspan="3">Name of Action or Project: Chobani Rome Facility</td></tr>
<tr><td colspan="3">Project Location (describe and attach a general location map):
Griffiss Business & Technology Park - Portions of tax parcels 224.000-001-004.001 and 224.000-0001-005, in addition to a portion of tax parcel 224.000-0001-004.002. See attached map.</td></tr>
<tr><td colspan="3">Brief Description of Proposed Action (include purpose or need): See Annex 1</td></tr>
<tr><td rowspan="2">Name of Applicant/Sponsor:
Chobani, LLC</td><td colspan="2">Telephone:</td></tr>
<tr><td colspan="2">E-Mail: legal@chobani.com</td></tr>
<tr><td colspan="3">Address: 669 County Road 25</td></tr>
<tr><td>City/PO: New Berlin</td><td>State: NY</td><td>Zip Code: 13411</td></tr>
<tr><td rowspan="2">Project Contact (if not same as sponsor; give name and title/role):
Marjorie De La Cruz, Chief Legal Officer</td><td colspan="2">Telephone: 607-847-7401</td></tr>
<tr><td colspan="2">E-Mail: Marjorie.DeLaCruz@chobani.com</td></tr>
<tr><td colspan="3">Address: 200 Lafayette Street, 5th Floor</td></tr>
<tr><td>City/PO: New York</td><td>State: NY</td><td>Zip Code: 10012</td></tr>
<tr><td rowspan="2">Property Owner (if not same as sponsor):
County of Oneida</td><td colspan="2">Telephone: 315-798-5913</td></tr>
<tr><td colspan="2">E-Mail: acortese-kolasz@oneidacountyny.gov</td></tr>
<tr><td colspan="3">Address: 800 Park Ave</td></tr>
<tr><td>City/PO: Utica</td><td>State: NY</td><td>Zip Code: 13501</td></tr>
</table>

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Council, Town Board, or Village Board of Trustees ☐Yes ■No		
b. City, Town or Village Planning Board or Commission ■Yes ☐No	City of Rome Planning Board	October 2025
c. City, Town or Village Zoning Board of Appeals ■Yes ☐No	City of Rome Zoning Board of Appeals	October 2025
d. Other local agencies ■Yes ☐No	Oneida County Industrial Development Agency	October 2025
e. County agencies ■Yes ☐No	Oneida County	October 2025
f. Regional agencies ☐Yes ■No		
g. State agencies ■Yes ☐No	NYS DEC (Stormwater Permit, Air Permit, and Chemical Bulk Storage Tank Registration), NYSDOH, NYSDOT, NYSHPO	October 2025
h. Federal agencies ■Yes ☐No	FAA, EPA, Air Force	October 2025

i. Coastal Resources.
i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☐Yes ☒No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ■No
iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☒No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☐Yes ☒No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒Yes ☐No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☒No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☒Yes ☐No
If Yes, identify the plan(s):
Site 1: Remediations Sites: 633006, NYS Heritage Areas: Mohawk Valley Heritage Corridor
Sites 2 & 3: NYS Heritage Areas: Mohawk Valley heritage Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☐Yes ■No
If Yes, identify the plan(s):

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☒ Yes ☐ No

If Yes , identify the elements of the plan that are relevant to the action:
Development Policy #1- adopting regulatory framework to allow for sustainable development techniques.
Natural Resources Policy #4 - Stormwater management should be established through policies and ordinances that reduce stormwater runoff.

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Griffiss Business Redevelopment District - Flex Industrial Development Subdistrict

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No
If Yes, what is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____
Rome City School District

b. What police or other public protection forces serve the project site?
City of Rome Police Department

c. Which fire protection and emergency medical services serve the project site?
City of Rome Fire Department

d. What parks serve the project site?
Fort Stanwix, Griffiss International Sculpture Garden, Mohawk River Trail

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Sites 1 & 2: Industrial - Specialized Food Production; Site 3: Upland Sandpiper mitigation area

b. a. Total acreage of the site of the proposed action? +/-634 acres
b. Total acreage to be physically disturbed? +/-285 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/-634 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? %_____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Industrial-subdivision will be done to clearly carve out RME parcels approvals for non-aviation use from those parcels that remain for aviation use.
ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No
iii. Number of lots proposed? 2
iv. Minimum and maximum proposed lot sizes? Minimum 160 Maximum _____

e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) 12 month 2025 year
- Anticipated completion date of final phase 12 month 2029 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: Phase 1 is the main production plant and warehouse space. Phase 2 is the gateway building and additional production space.

f. Does the project include new residential uses? ☐ Yes ■ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ■ Yes ☐ No

If Yes, *Sites 1 & 2 only. No structures on Site 3*

i. Total number of structures 8

ii. Dimensions (in feet) of largest proposed structure: 130 height; 1027 width; and 1493 length

iii. Approximate extent of building space to be heated or cooled: 2,061,285 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ■ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Temporary storage of stormwater runoff for proper stormwater management

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ■ Other specify: stormwater runoff

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: 3.32 million gallons; surface area: 4 acres

v. Dimensions of the proposed dam or impounding structure: 5 ft height; 835 ft length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

earth fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ■ No

If Yes:

i. What is the purpose of the excavation or dredging?

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards):
- Over what duration of time?

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe.

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ■ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Site 3: one Federally Dsignated Reforsted Wetland (PFO1E) (Figure 6 attached to Original FEAF)

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Site 3 involves converting 1.7 acres of federally designated forested wetland (PFO1E) to scrub shrub wetland to support creation of new Upland Sandpiper habitat.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ■ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ■ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ■ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: 3,000,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ■ Yes ☐ No

If Yes:

- Name of district or service area: City of Rome
- Does the existing public water supply have capacity to serve the proposal? ■ Yes ☐ No
- Is the project site in the existing district? ■ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ■ No
- Do existing lines serve the project site? ☐ Yes ■ No

iii. Will line extension within an existing district be necessary to supply the project? ■ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
  a new 12" water main loop will tie into existing 8" water main and extend north along Perimeter Rd. to Sites 1 & 2.
- Source(s) of supply for the district: City of Rome Department of Public Works

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ■ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 2,500,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

The Company will pre-treat its wastewater discharge to a level that is acceptable to the City of Rome.

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: City of Rome Wastewater Treatment Plant
- Name of district: City of Rome
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing sewer lines serve the project site? ☐ Yes ☒ No
- Will a line extension within an existing district be necessary to serve the project? ☒ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: See Annex 2

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- What is the receiving water for the wastewater discharge?

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction? ☒ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 74 acres (impervious surface)

_____ Square feet or 306 acres (parcel size)

ii. Describe types of new point sources. Discharges from stormwater management structures (detention basins and infiltration basins) that collect stormwater runoff from rooftops, asphalt areas, and adjacent lawn/pervious areas.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

Existing underground stormwater conveyance system.

- If to surface waters, identify receiving water bodies or wetlands: Site 1 & 2: contained on site through construction of stormwater management infrastructure. Site 3: removal of 80.08 acres of trees and associated grading may temporarily alter stormwater runoff. Existing natural drainage patterns will be maintained into Oriskany and Deans Creeks.
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☒ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? *Sites 1 and 2 only* ■ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
Tractor trailers (inbound [delivery of raw product, packaging materials, etc.] and outbound [finished, packaged product])

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
Natural gas generators

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating)
Process emission, boilers, and natural gas fired generator

g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? *Sites 1 & 2 only* ■ Yes ☐ No

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☒ Yes ☐ No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- 300,000 Tons/year (short tons) of carbon monoxide (CO)
- _____ Tons/year (short tons) of oxides of nitrogen (NOx)
- _____ Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- _____ Tons/year (short tons) of volatile organic compounds (VOC)
- _____ Tons/year (short tons) of sulfur dioxide (SO_2)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ■ No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants? ☐ Yes ■ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____

h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ■ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ■ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ■ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): X Morning X Evening Weekend
Randomly between hours of_____to_____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):
500 trips/day (1 truck entering & exiting = 2 trips) semi-trailers

iii. Parking spaces: Existing 0 Proposed 1001 Net increase/decrease +1001

Does the proposed action include any shared use parking? ☐ Yes ■ No

iv. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
A traffic roundabout will be constructed at the intersection of Perimeter Rd. & NYS Rte 825; Perimeter Rd will be re-constructed for heavy-duty traffi

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☒ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing destrian or bicycle routes? ■ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ■Yes ☐No

If Yes: *Sites 1 & 2 only*

i. Estimate annual electricity demand during operation of the proposed action: 21 megawatts

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): grid/local utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ■Yes ☐No

l. Hours of operation. Answer all items which apply. *Sites 1 and 2 only*

i. During Construction:

- Monday - Friday: 5AM - 9PM
- Saturday: 7AM - 5PM
- Sunday: 7AM - 7PM
- Holidays:

ii. During Operations:

- Monday - Friday: 8AM - 5PM + 24-hr production
- Saturday: 24-hr production
- Sunday: 24-hr production
- Holidays: 24-hr production

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ■Yes ☐No

If yes:

i. Provide details including sources, time of day and duration: See Annex 3

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ■Yes ☐No

Describe: See Annex 3

n. Will the proposed action have outdoor lighting? ■Yes ☐No

If yes: *Sites 1 & 2 only*

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Pole-mounted exterior lights will be installed along private roads and within parking lots,maximum height of fixture 34 feet. Nearest residence 230 ft.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ■No

Describe: Existing vegetation will be removed; to mitigate, two berms will be constructed with evergreen trees plated on the top of each berm.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ■Yes ☐No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: The Wastewater Treatment Plant SAF/DAF sludge holding tanks can produce elevated levels of H2S, Methyl Mercaptan and Dimethyl Disulfide.

The offloading process can occur two to three times per day for approximately an hour each time. The nearest residence is approximately 4350 feet to the WWTP.

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ■Yes ☐No

If Yes:

i. Product(s) to be stored Various process chemicals utilized by the dairy industry.

ii. Volume(s)_____ per unit time_____(e.g., month, year)

iii. Generally, describe the proposed storage facilities: Acidic and caustic chemicals stored inside the building using double walled containers in a bulk storage room.

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ■No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ■No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ■Yes ☐No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 5 tons per week (unit of time)
- Operation : 10 tons per week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: mandatory recycling of appropriate materials will be enforced during construction; separate recycling containers will be provided. Concrete washout and abandoned taxi-way to be broken up and used as riprap or general fill.
- Operation: cardboard, metal, plastic recycling.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Temporary storage in on-site dumpsters; collection and hauling to off-site landfill.
- Operation: Temporary storage in on-site dumpsters; collection and hauling to off-site landfill.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐Yes ■ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐Yes ■No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents:

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐Yes ■No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐Urban ■Industrial ☐Commercial ☐Residential (suburban) ☐Rural (non-farm)
☐Forest ☐Agriculture ☐Aquatic ■Other (specify): former Golf Course, Airport

ii. If mix of uses, generally describe:

Site 1: Airport located at former Air Force Base, aeronautical uses. Site 2: former golf course. Site 3: forest, agriculture, undeveloped.

b. Land uses and cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total)	34.04	129	+94.96
• Industrial or manufacturing			
• Commercial			
• Residential			
• Forested	106	8.5	-97.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	290	292.54	+2.54
• Agricultural (includes active orchards, field, greenhouse, etc.)	40	40	0 / 45
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.37	1.37	0
• Wetlands (freshwater or tidal)	2.09	2.09	0
• Non-vegetated (bare rock, earth, or fill)			
• Other, Describe: Stormwater Management Practice landscaped/maintained lawns	0	126	+126
Golf Course	160.5	0	-160.5

c. Is the project site presently used by members of the community for public recreation? ☒ Yes ☐ No

i. If Yes: explain: Site 2: operated as Mohawk Glen Golf Course through October, 2024. Oneida County then took title, and operations as a golf course ceased.

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No

If Yes,

i. Identify facilities:

e. Does the project site contain an existing dam? ☐ Yes ☒ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If Yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☒ Yes ☐ No

If Yes: *Site 1 only*

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

Airport was originally the Griffiss Air Force Base, which generated hazardous waste from 1940-1974 Cleanup of tanks & contamination occurred in 1985, 1997, and 2002. Griffiss is on the Superfund National Priorities List and in the Installation Restoration Program.

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☒ Yes ☐ No

If Yes: *Site 1 only*

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☒ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☒ Yes – Environmental Site Remediation database — Provide DEC ID number(s): 633006

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☒ Yes ☐ No

If Yes, provide DEC ID number(s): 633006

iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):

The Griffiss International Airport is part of the former 3,550 acre Griffiss Air Force Base. The base was placed on the NPL in 1978. Of the approx. 2,900 acres, 650 acres remain on the NPL in various stages of remediation and monitoring. The project site is not part of the 650 acres that remain on the NPL.

v. Is the project site subject to an institutional control limiting property uses? ■Yes ☐No

- If Yes, DEC site ID number: 633006
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: Development and use is restricted to industrial, commercial and non-residential lands uses.
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ■No
- Explain: Federal institutional controls SD-52-05, landfill 2/3 well installation restriction, prior approval for groundwater consumption and intrusion, land use restrictions.

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? +/-6.5 feet *Sites 1, 2, & 3*

b. Are there bedrock outcroppings on the project site? ☐Yes ■No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Sites 1 & 2:Urban Land/Site 3: Kendaia Silt Loam	34.1 / 45 %
Sites 1 & 2: Covert Loamy Sand/Site 3: Conesis Silt Loam	17.1 / 55 %
Sites 1 & 2: Windsor Loamy Sand/Site 3: No additional	33.9 / 0 %

d. What is the average depth to the water table on the project site? Average: 6.5 feet for Sites 1 & 2/ less than 2 feet for Site 3

e. Drainage status of project site soils:

Well Drained:	75 / 0 % of site	Sites 1 & 2 / Site 3
Moderately Well Drained:	25 / 55 % of site	Sites 1 & 2 / Site 3
Poorly Drained	0 / 45 % of site	Sites 1 & 2 / Site 3

f. Approximate proportion of proposed action site with slopes:

0-10%:	100 % of site	*Sites 1 ,2, & 3*
10-15%:	_____% of site	
15% or greater:	_____% of site	

g. Are there any unique geologic features on the project site? ☐Yes ■No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ■Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Site1: 876-551; Site 3: 876-450, 876-446 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Site 1: RO-42; Site 3: Federal Wetlands Approximate Size Site 1: 0.39 acres; Site 3 1.7 acres
- Wetland No. (if regulated by DEC) RO-42

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ■No
If Yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ■No

j. Is the project site in the 100-year Floodplain? ☐Yes ■No

k. Is the project site in the 500-year Floodplain? ☐Yes ■No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ■Yes ☐No
If Yes:
i. Name of aquifer: Sites 1 & 2: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
Eastern Cottontail
Eastern Gray/American Red Squirrels
Raccoon
Common garter snake
Eastern chipmunk
Red Fox
Ground Hog

n. Does the project site contain a designated significant natural community? ☐ Yes ■ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ■ Yes ☐ No
If Yes:
i. Species and listing (endangered or threatened): Sites 1 & 2: Federal-Northern Long-Eared Bat (Endangered); State-Upland Sandpiper (Threatened)
Site 3: Federal- Northern Long-Eared Bat (Endangered), State-Northern Harrier (Threatened)

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ■ No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ■ No
If Yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? *Site 3 only* ■ Yes ☐ No
If Yes, provide county plus district name/number: ONE1005

b. Are agricultural lands consisting of highly productive soils present? ■ Yes ☐ No
i. If Yes: acreage(s) on project site? Site 3: 42.02 acres Prime Farmland Soil types (See figure form original FEAF)
ii. Source(s) of soil rating(s): USDA NRCS Web Soil Survey (See Attachment 2 to original FEAF)

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ■ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ■ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSOffice of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ■Yes ☐No

If Yes: *Site 1 only*

i. Nature of historic/archaeological resource: X Archaeological Site ☐Historic Building or District

ii. Name: SHPO Site No. 06541-000445

iii. Brief description of attributes on which listing is based:

J & A Hollans Complex (farmstead site) on east side of Wright Settlement Road

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ■Yes ☐No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ■Yes ☐No

If Yes: Site 1: Intact structural feature, dairying vessels made of redware, building materials associated with J&H Holland Site; Site 3: Areas

i. Describe possible resource(s): of archaeological potential include sections of landscape overlooking nearby wetlands and seasonal drainages.

ii. Basis for identification: Site 1: Phase II archaeological site evaluation. Site 3: Phase IA archaeological investigation

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ■Yes ☐No

If Yes: *Sites 1 & 2 only*

i. Identify resource: North Country National Scenic Trail, Fort Stanwix National Monument

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): national scenic trail, national monument

iii. Distance between project and resource: trail: 0.25 mi; monument: 2.0 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐Yes ■No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐Yes ☐No

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ■Yes ☐No

If No, could impacts from the project affect a disadvantaged community? ☐Yes ☐No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☒Yes ☐No

i. new noise sources or expansions/modification of existing noise sources;
   - noise from operational sources
   - noise from construction activities

ii. emissions of air pollutants including mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts: noise from construction activities, emissions of air pollutants including mobile source emissions

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)	☒Yes	☐No
Solid Waste Management Facility	☐Yes	☒No
Hazardous Waste Management Facility	☐Yes	☒No
Air Pollution Control (Title V or Air State Facility)	☐Yes	☒No
Water Withdrawal over 20 MGD for Cooling Water	☐Yes	☒No
Waste Transporter	☐Yes	☒No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐Yes ■No

b. Is the proposed action vulnerable to damage from a 500-year flood? ☐Yes ■No

c. Is the proposed action in an area potentially affected by sea level rise? ☐Yes ☒No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

i. drought?	☐ Yes	☒ No
ii. temperature extremes (hot or cold)?	☐ Yes	☒ No
iii. extreme storms, including high winds?	☐ Yes	☒ No
iv. landslides?	☐ Yes	☒ No
v. coastal erosion?	☐ Yes	☒ No
vi. stormwater flooding?	☐ Yes	☒ No
vii. other climate or weather hazards?	☐ Yes	■ No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Kevin R. McAuliffe, Esq. for Chobani, LLC Date October 8, 2025

Signature _____ Title Attorney for Applicant

ANNEX 1

Construction of an approximate 2,100,000-sq.ft. special foods processing facility (the "Facility") on 306-acres at the "Triangle Area" at Griffiss International Airport (RME) and the adjacent former Mohawk Glen Golf Club. The Project is broken into three sites as follows:

- Site 1 is the main "Triangle Area" totaling 286 acres to be developed, which includes lands to be utilized for aeronautical and non-aeronautical uses, of which 150 acres is to be used for this development purpose.

- Site 2 is the former Mohawk Glen Golf Club totaling 160.5 acres which was recently rezoned to the City of Rome's Griffiss Business – Flex Industrial zoning to accommodate additional development as it is adjacent to the "Triangle Area."

- Site 3 is a 190 acre site that will be used, in part, to create new Upland Sandpiper habitat to offset impacts within Site 1.

The Facility will be situated on Sites 1 and 2. It will create 1070 jobs over three shifts with the plant operating 24 hours a day. Associated construction includes a parking lot for 1001 cars, connection to existing infrastructure (water, sewer, gas, electric) with system upgrades to provide necessary capacity, a stormwater management system, and land grading in line with the development contemplated in the original SEQRA review. Off-site improvements along Perimeter Road and Route 825 are required in line with the development contemplated in the original SEQRA review. Sites 1 and 2 have now been re-zoned and the Facility will meet the standards of the relevant zoning code.

Compensatory mitigation at a ratio of 3:1 is necessary for the loss of 81.18 acres of Upland Sandpiper habitat within Site 1. To accomplish this, the County will create new Upland Sandpiper Habitat on four County-owned parcels on Site 3 as previously contemplated in the original SEQRA. In addition the County is actively seeking to negotiate the placement of conservation easements on privately owned parcels that are currently in the condition necessary and appropriate for Upland Sandpiper habitat, in an effort to reduce the amount of new habitat that would have to be created at Site 3.

ANNEX 2

Existing gravity sewer lines in the immediate vicinity of the Sites 1 & 2 are not appropriately sized to convey the additional flows. New larger gravity lines are being installed as appropriate on Sites 1 & 2. A new pump station with the ability to accommodate up to 7 MGD will be installed on Site 1 to accommodate wastewater flows from Sites 1 & 2. From the pump station, an 18" force main sewer pipe will be installed and will run to the City of Rome wastewater treatment facility. This force main pipe will be dedicated to accommodate all wastewater output from Sites 1 & 2, and will not tie into any existing sewer lines.

ANNEX 3

D(m)(i)

Construction:

Sites 1 & 2: Temporary construction noise from trucks/heavy equipment for site clearing/grading, and site development and Facility construction activities will generate approximately 100 decibels. A noise barrier wall will be constructed to address traffic and construction noise to residences along Route 825. A 15 ft. high berm with evergreen trees planted on top will be installed to address traffic and construction noise to residences in the Bell Road North neighborhood.

Site 3: Temporary construction noise from trucks/heavy equipment for site clearing/grading to create Upland Sandpiper habitat.

Operation:

Sites 1 & 2: Plant equipment will generate approximately 73 decibels. Tractor Trailer traffic will create approximately 90 decibels of sound. While this is not expected to exceed existing ambient noise levels since the project is at and adjacent to an active airport, the installation of the above-noted barriers will mitigate these noise levels.

Site 3: No noise production.

D(m)(ii)

Sites 1 & 2: 17.5 acres of trees (340 individual trees) will be removed. Some existing tree screes/tree replanting along access roads will maintain some noise barriers/screens between residential homes and the Proposed Project. In addition, installation of the above-noted barriers/screens will be installed together with an additional berm to be installed at the northwest corner of Site 2 for additional mitigation.

Site 3: 80.08 acres of trees will be removed to create Upland Sandpiper habitat. There are no nearby residences that these trees act as a noise barrier or screen for.

TRIANGLE SITE SUMMARY

PROPOSED LOT: 146 ± ACRES

ZONING: GRIFFISS BUSINESS REDEVELOPMENT DISTRICT - FLEX INDUSTRIAL

PROPOSED USE: SPECIALIZED FOOD PRODUCTION

	REQUIRED	PROVIDED
LOT AREA	2 ACRE MIN.	159.7 ± ACRES
ROAD FRONTAGE	250 FT	928' FT
SET BACKS		
FRONT	40 FT	880 ± FT MIN (ASRS)
SIDE	15 FT	0 ± FT MIN (CONNECTOR)
REAR	30 FT	223 ± FT MIN (MAIN FACILITY)
BUILDING HEIGHT	60 FT & 5 STORIES	130' (PB APPRVL REQ'D)
BUILDING COVERAGE	40% MAX	25.4%
LANDSCAPE COVERAGE	15% MIN.	57.6%

GOLF COURSE SITE SUMMARY

PROPOSED LOT: 94 ± ACRES

ZONING: GRIFFISS BUSINESS REDEVELOPMENT DISTRICT - FLEX INDUSTRIAL

PROPOSED USE: SPECIALIZED FOOD PRODUCTION

	REQUIRED	PROVIDED
LOT AREA	2 ACRE MIN.	94.0 ± ACRES
ROAD FRONTAGE	250 FT	284' FT
SET BACKS		
FRONT	40 FT	1,008 ± FT MIN (GATEWAY)
SIDE	15 FT	0 ± FT MIN (CONNECTOR)
REAR	30 FT	148 ± FT MIN (FRUIT)
BUILDING HEIGHT	60 FT & 5 STORIES	130' (PB APPRVL REQ'D)
BUILDING COVERAGE	40% MAX	7.9%
LANDSCAPE COVERAGE	15% MIN.	92.1%

PARKING SUMMARY

PARKING STALL DIMENSIONS: 9'x20' MIN. (9'x20' PROVIDED)

PARKING AISLE DIMENSIONS: 20' MIN. (22' - 24' PROVIDED)

PROPOSED LOTS: STRUCTURES = 2,088,285 SQ FT
(TRIANGLE SITE = 1,765,880 SQ FT)
(GOLF COURSE SITE = 322,405 SQ FT)

USE: OFFICE = 148,500 SQ FT
INDUSTRIAL, GENERAL = 1,939,785 SQ FT ±

	MIN. REQUIRED	PROVIDED	MAX.
OFFICE USE	297 SPACES	-	1,485 SPACES
INDUSTRIAL, GENERAL USE	N/A	-	19,398 SPACES
TOTAL	297 SPACES	1,001 SPACES	20,883 SPACES
ADA SPACES (1,001 SPACES)	21 SPACES	27 SPACES	

STRUCTURA architecture

ISSUE DATES

A	SUBMITTAL	04/21/2025
B	GEN. REV.	05/02/2025

SHEET LEGEND

CONSULTANT

NAPIERALA CONSULTING

PROJECT GLADIATOR

at the core of every great idea...

Chobani

PROJECT GLADIATOR
GRIFFISS BUSINESS AND TECHNOLOGY PARK
ROME, NY

PROJECT INFO

2025-0308 PROJECT GLADIATOR

REFERENCE
NOT FOR CONSTRUCTION

RODNEY C. IVES JR., LICENSE #077842
EXPIRATION DATE: 02/28/2027

THIS DRAWING IS FOR PRICING AND PROGRESS REFERENCE PURPOSES. MANY FEATURES ARE NOT FULLY DEVELOPED OR COORDINATED BETWEEN DISCIPLINES AS THEY WILL BE FOR CONSTRUCTION DOCUMENTS.

GRAPHIC SCALE
0 150' 300'
(IN FEET)
1 inch = 150 ft

C001-00-0

ZONING SITE LAYOUT PLAN
1" = 150'

NOISE STUDY

NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING

110 FAYETTE STREET
MANLIUS, NEW YORK 13104

September 30, 2025

Noise Evaluation
Chobani Dairy Processing Plant
Griffiss Technology Park
City of Rome, Oneida County, New York

Napierala Consulting Professional Engineer, PC has performed an analysis of the expected noise levels as a result of the proposed dairy processing facility to be located at the north end of the Griffiss Technology Park. The following information is referenced in the performance of this evaluation:

- *Using agroforestry to buffer noise*, USDA National Agroforestry Center, Lincoln, NE (May 2011)
- Fundamentals of Sound, provided by BAC
- United States Department of Labor, Occupational Safety and Health Administration (OSHA) Technical Manual, Section III, Chapter 5: Noise (Last Updated July 6, 2022)
- *How to Stop Disturbing Noise*, Community & Environmental Defense Services (www.ceds.org/noise/)
- Zoning Code Section 80-13.4, City of Rome, New York.

The purpose of this noise evaluation is to provide reviewing agencies with objective material to determine if the proposed project will have an adverse impact on the existing surroundings/environment as part of the New York State Environmental Quality Review Act.

Background / Project Summary

The proposed project is a dairy processing plant located on 319 acres located at the north end of the Griffiss Technology Park in the City of Rome, Oneida County, New York. Adjacent/nearby properties include:

- A residential district adjoining the parcels to the northwest
- Runways for Griffiss Airport adjoining to the east
- Support buildings for Griffis Airport to the south

The project includes the construction of eight separate buildings totaling 2,061,285 square feet, a road network for employees, visitors, raw milk deliveries, and finished product transport. At its closest point, the interior road system is within 230± feet of the property lines between the development parcel and the residential parcels to the northwest.

The City of Rome's "Noise Ordinance" (Section 80-13.4 of the Zoning Code) requires that noise levels measured at adjacent residential lot lines not exceed 55 decibels during night-time hours (10:00 pm to 7:00 am). Adjacent industrial lot lines cannot exceed 80 decibels. While the noise ordinance excludes backup alarms as required for safety, OSHA, or other federal or state regulations (Section 80-13.4 (c)iv.i), the analysis included backup alarms to determine if the noise levels would exceed the 55 dBA.

The primary noise generators for the proposed plant include the following:

- Tractor trailers traveling along the road system at less than 45 mph – measured at 88 decibels (dBA) 50 feet from the vehicle
- Tractor trailer backup alarms – measured range of 97 dBA to 112 dBA at the source

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Sound, when measured/reported in decibels (dBA) is not additive (ie, two trucks will not produce twice as much noise, or 176 dBA). As sound is typically measured/reported in decibels (dBA), which is a logarithmic scale, the two sources of sound must be within 8 dBA in order to notice an increase in noise level above the louder noise source. In other words, the noise level of the tractor trailer (at 88 dBA) does not increase the overall noise level of the backup alarm (at 97 dBA to 120 dBA) because the two sources differ by more than 8 dBA (see the attached *Fundamentals of Sound).* Therefore, the noise analysis can look at the individual sources separately.

As sound travels radially outward from its source, the sound level decreases. The decrease is predicted using the inverse square law:

$$\frac{I_2}{I_1} = \left(\frac{d_1}{d_2}\right)^2$$

Where,

d_1 is the distance from the source of the sound
d_2 is the distance from the source of the sound
I_1 is the sound intensity at d_1
I_2 is the sound intensity at d_2

To simplify the inverse square formula using levels measured on a logarithmic scale, the rule of thumb for decibels is that each time the distance doubles ($d_2 = 2d_1$), the sound level reduces by 6dBA.

Please note that inverse square law is valid only in an ideal setting. It assumes that sound travels equally in all directions in a wide open area. Atmospheric conditions (rain, wind, etc.) dampen the distance sound travels and physical barriers can reflect sound, either increasing or decreasing the level depending on the angle of the barrier in relation to the source. However, the inverse square law, while using the logarithmic scale and the rule of thumb, provides a reasonable estimate for the sound levels of a source at given distances.

Methodology

Using the inverse square law shown above, estimated noise levels are calculated at the property lines for both the tractor trailer alarm located at the warehouse loading dock area and a tractor trailer traveling along the roadway nearest the residential area.

Backup Alarm: Using a noise level of 97 to 112 dBA at a distance of 25 feet from the source, the decibel levels at the property lines adjacent to the residential neighborhood to the west are calculated to be between 65 and 81 dBA depending on the exact location (see Figure 3).

Tractor Trailer Moving Along Roadway: A tractor trailer traveling at 40 mph or less typically generates noise levels of 88 dBA at 50 feet from the source. The inverse square law predicts that the noise level measured at the nearest lot line adjacent to a residential district will be 75 dBA (see Figure 5).

Mitigation

As both the backup alarm and tractor trailer produce noise levels are predicted to be above the City of Rome Noise Ordinance at the lot line adjacent to a residential use, mitigative measures must be

implemented to reduce the noise levels. As discussed in the attached bulletin from USDA, an earthen berm with dense tree plantings is an effective noise buffer. The most significant factor is that the buffer must completely block the line of sight between the noise source and the receiver. Standard tractor are typically 13 ½ feet tall; additionally, the residential lot line is approximately two feet higher in elevation than the roadway. Therefore, an earthen berm that is 15 feet high will be sufficient to block the line of sight. The top of the berm will be planted with evergreens, such as white spruce and blue spruce, to add height to the buffer with respect to the receiver. The USDA bulletin states that a 10 dBA reduction is achievable with the vegetated earthen berm.

The noise levels were recomputed with the earthen berm placed along the west shoulder of the driveway. The 10 dBA reduction in noise was applied to the sound levels between the source- and receiver-sides of the berm. The noise levels at the property lines were then computed to determine if the earthen berm is an adequate buffer to the noise levels for both the backup alarm and the tractor trailer traffic.

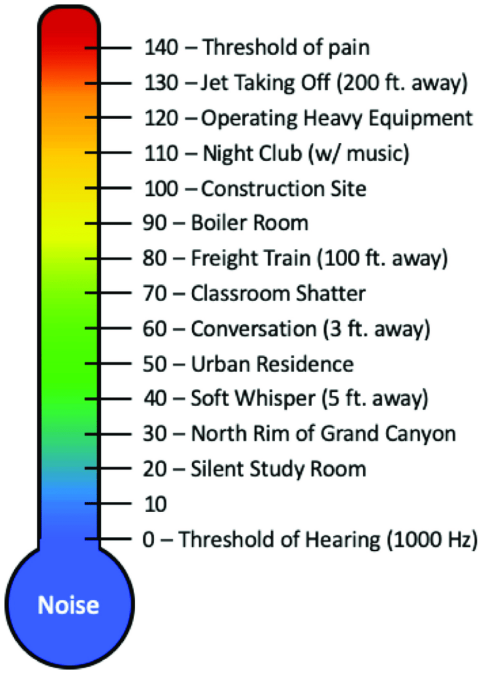
Backup Alarm: On the source side of the berm (easterly side), the noise levels range from 67 to 89 dBA depending on location along the berm. Applying the 10 dBA reduction, the noise levels on the receiver side of the berm drop to levels ranging from 57 to 79 dBA. The inverse square law predicts that the noise levels associated with the back-up alarms at the property line, with the construction of the earthen berm, will range between 25 dBA and 47 dBA, depending on location and starting noise level (see Figure 4). Note that these levels exclude other ambient sources of noise, such as insects and residential traffic.

Tractor Trailer Moving Along Roadway: On the source side of the berm, the noise level of the tractor trailer is predicted to be 88 dBA. The earthen berm will reduce the noise level to 78 dBA on the receiver side of the berm. Using the 78 dBA, the inverse square law predicts that the noise level at the property line as a result of the tractor trailers, measured at the closest point, will be 49 dBA (see Figure 6).

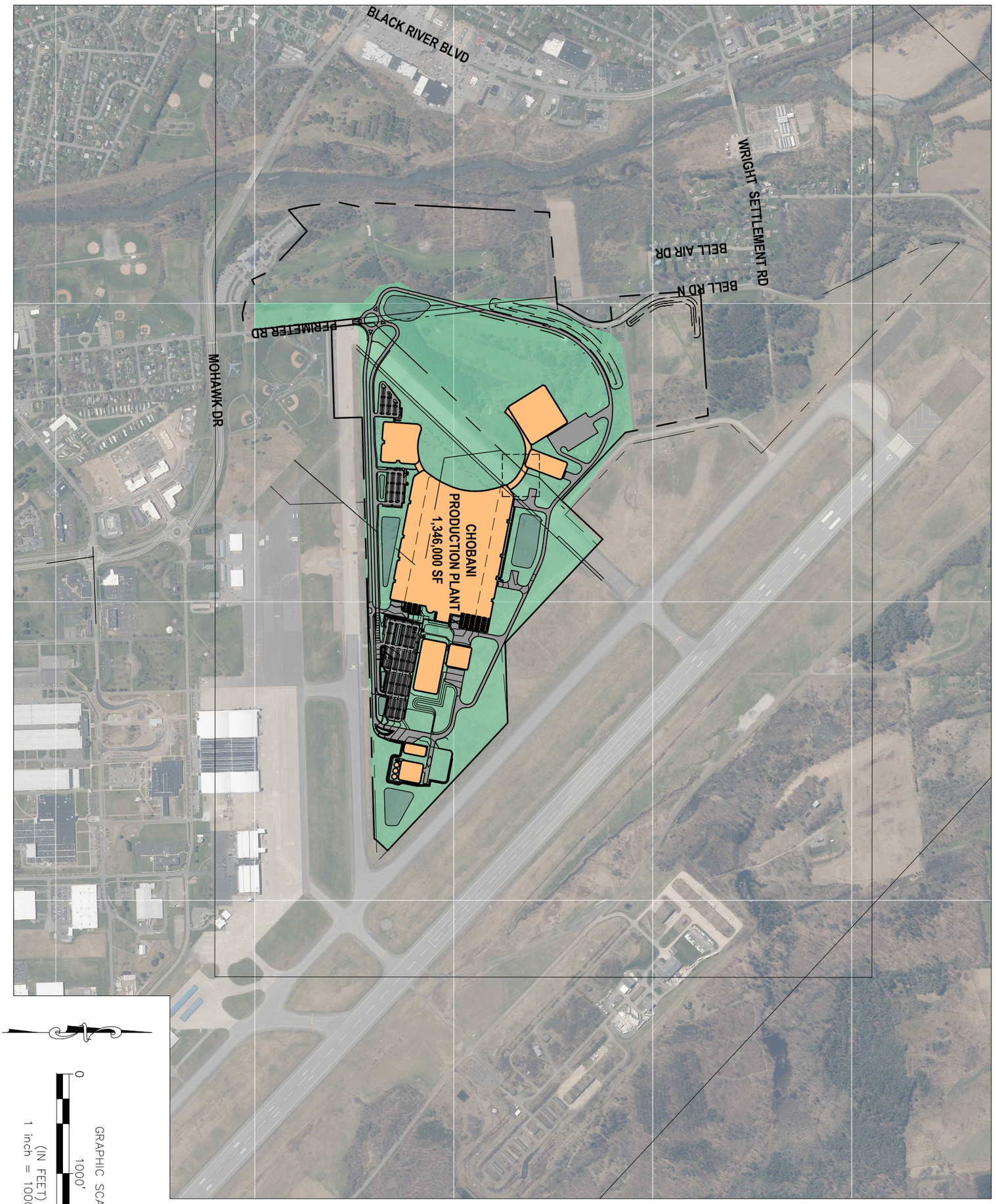
To put these numbers in perspective, the Occupational Safety and Health Administration Technical Manual states that sound levels around a typical urban residence are 50 dBA; a soft whisper measures 40 dBA.

Based on this analysis, the proposed project must include the construction of an earthen berm to buffer noise generated from the backup alarms and from tractor trailers traveling along the roadway. The proposed 15-foot high berm will be planted with evergreen trees spaced at 20 feet on-center. The 15-foot berm height will block the line of sight between the noise source and the "receiver" thus buffering the noise levels. The calculations show that in all cases, the noise levels due to the proposed project at the lot lines adjacent to residential uses will be below the 55 dBA required in the City of Rome's Zoning Code.

Taken from the OSHA Technical Manual, Section III, Chapter 5

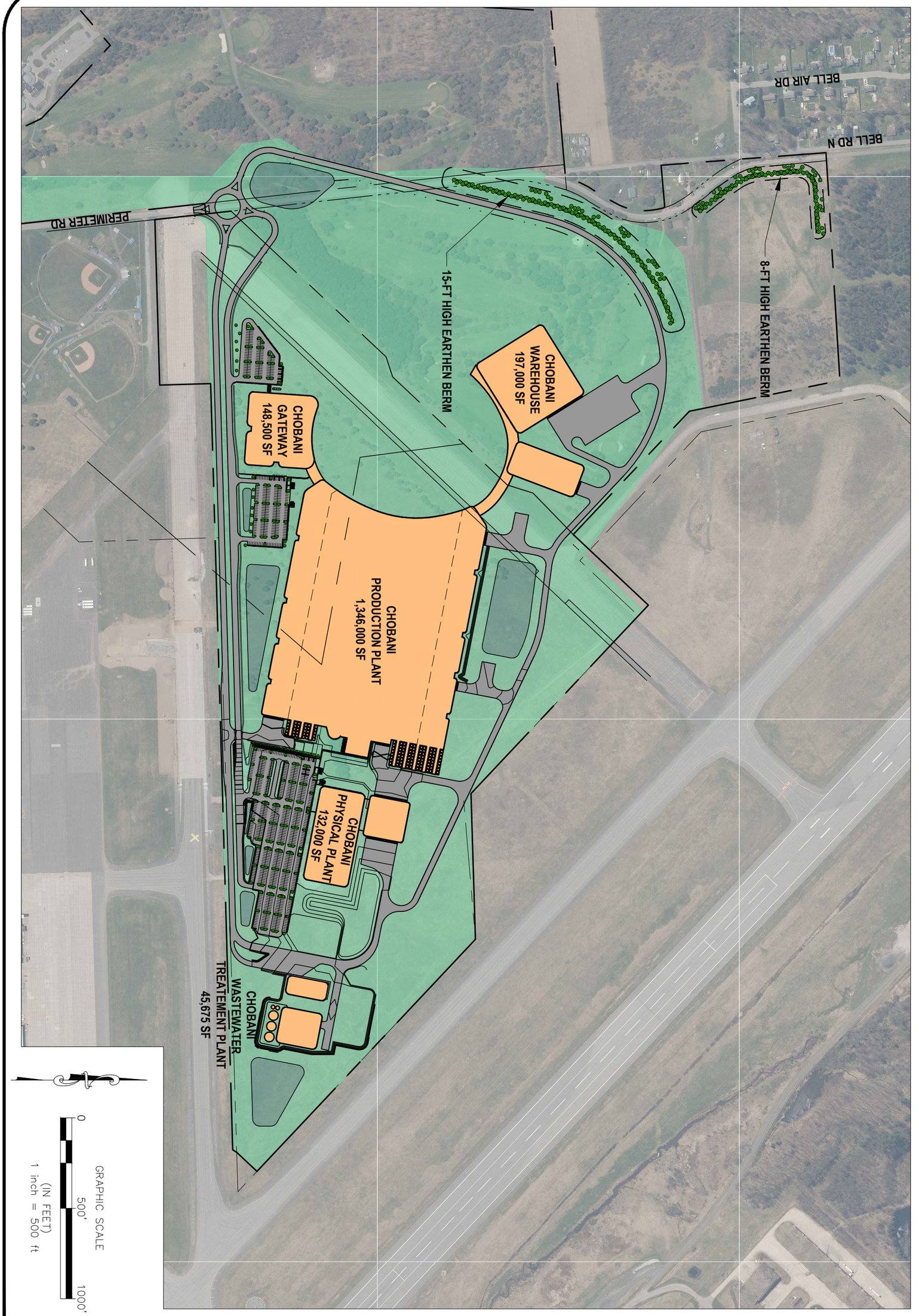


List of Figures



GRAPHIC SCALE
(IN FEET)
1 inch = 1000 ft
0
1000'
2000'

PROJECT NO. 24-2342	PREPARED BY: NAPIERALA CONSULTING PROFESSIONAL ENGINEER, P.C. SITE • DESIGN • ENGINEERING 110 FAYETTE STREET MANLIUS, NEW YORK 13104 email: MNAP@NAPCON.COM PH: (315) 682-5580 FAX: (315) 682-5544	SHEET TITLE: **SITE LOCATION**	PROJECT TITLE: **CHOBANI CAMPUS GRIFFISS TECHNOLOGY PARK** CITY OF ROME ONEIDA COUNTY, NEW YORK
DATE 09/29/2025			PREPARED FOR: CHOBANI, LLC 669 COUNTY ROAD 25 NEW BERLIN, NY 13411
SCALE AS SHOWN			



PROJECT NO.
24-2342

DATE
09/29/2025

SCALE
AS SHOWN

PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

SHEET TITLE:
SITE PLAN

PROJECT TITLE:
CHOBANI CAMPUS
GRIFFISS TECHNOLOGY PARK
CITY OF ROME ONEIDA COUNTY, NEW YORK

PREPARED FOR:
CHOBANI, LLC
669 COUNTY ROAD 25
NEW BERLIN, NY 13411

BELL AIR DR

61-76 dBa

AT LOT LINE 63-78 dBa
1,278 FEET FROM SOURCE

AT LOT LINE 66-81 dBa
887 FEET FROM SOURCE

AT LOT LINE 65-80 dBa
1,023 FEET FROM SOURCE

1600 FT

800 FT

67-82 dBa

73-88 dBa

79-94 dBa

85-100 dBa

91-106 dBa

TRACTOR TRAILER BACKUP ALARM
97-112 dBa 25 FEET FROM SOURCE

50 FT

100 FT

200 FT

400 FT

800 FT

67-82 dBa

CHOBANI
WAREHOUSE
197,000 SF

FIGURE 3

GRAPHIC SCALE

0 200' 400'

(IN FEET)
1 inch = 200 ft

PROJECT TITLE:
CHOBANI CAMPUS
GRIFFISS TECHNOLOGY PARK
CITY OF ROME
ONEIDA COUNTY, NEW YORK

PREPARED FOR:
CHOBANI, LLC
669 COUNTY ROAD 25
NEW BERLIN, NY 13411

SHEET TITLE:
TRACTOR TRAILER BACKUP ALARM NOISE LEVELS WITHOUT MITIGATION

PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

PROJECT NO.	DATE	SCALE
24-2342	09/29/2025	AS SHOWN

FIGURE 4

GRAPHIC SCALE

0 200' 400'

(IN FEET)
1 inch = 200 ft

PROJECT TITLE:
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GRIFFISS TECHNOLOGY PARK
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ONEIDA COUNTY, NEW YORK

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SHEET TITLE:
TRACTOR TRAILER BACKUP ALARM NOISE LEVELS WITH MITIGATION

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PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
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PROJECT NO.	DATE	SCALE
24-2342	09/29/2025	AS SHOWN

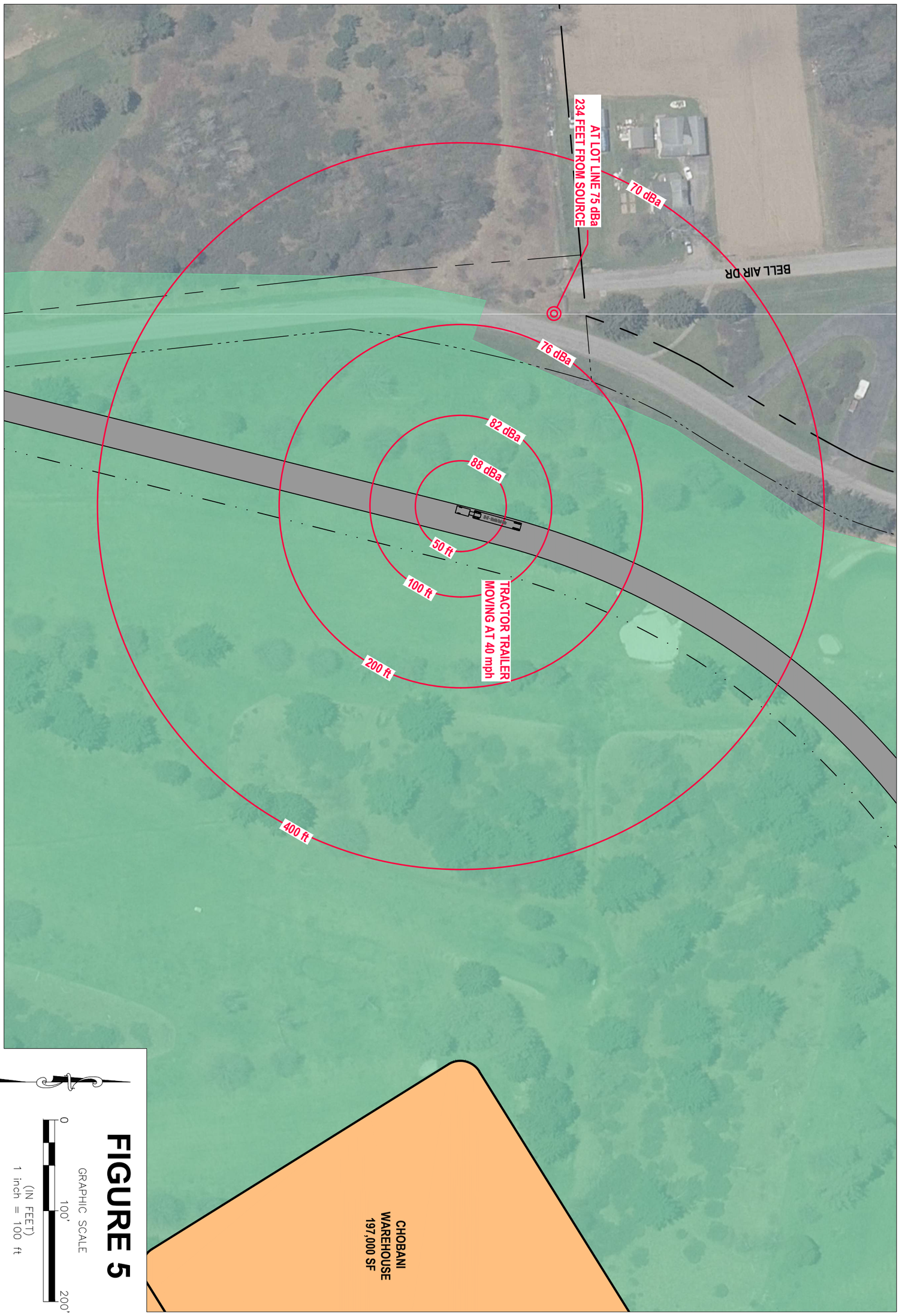

FIGURE 5

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SCALE	AS SHOWN

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SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

SHEET TITLE:

TRACTOR TRAILER MOVING ALONG ROADWAY NOISE LEVELS WITHOUT MITIGATION

PROJECT TITLE:

CHOBANI CAMPUS
GRIFFISS TECHNOLOGY PARK

CITY OF ROME — ONEIDA COUNTY, NEW YORK

PREPARED FOR:

CHOBANI, LLC

669 COUNTY ROAD 25
NEW BERLIN, NY 13411

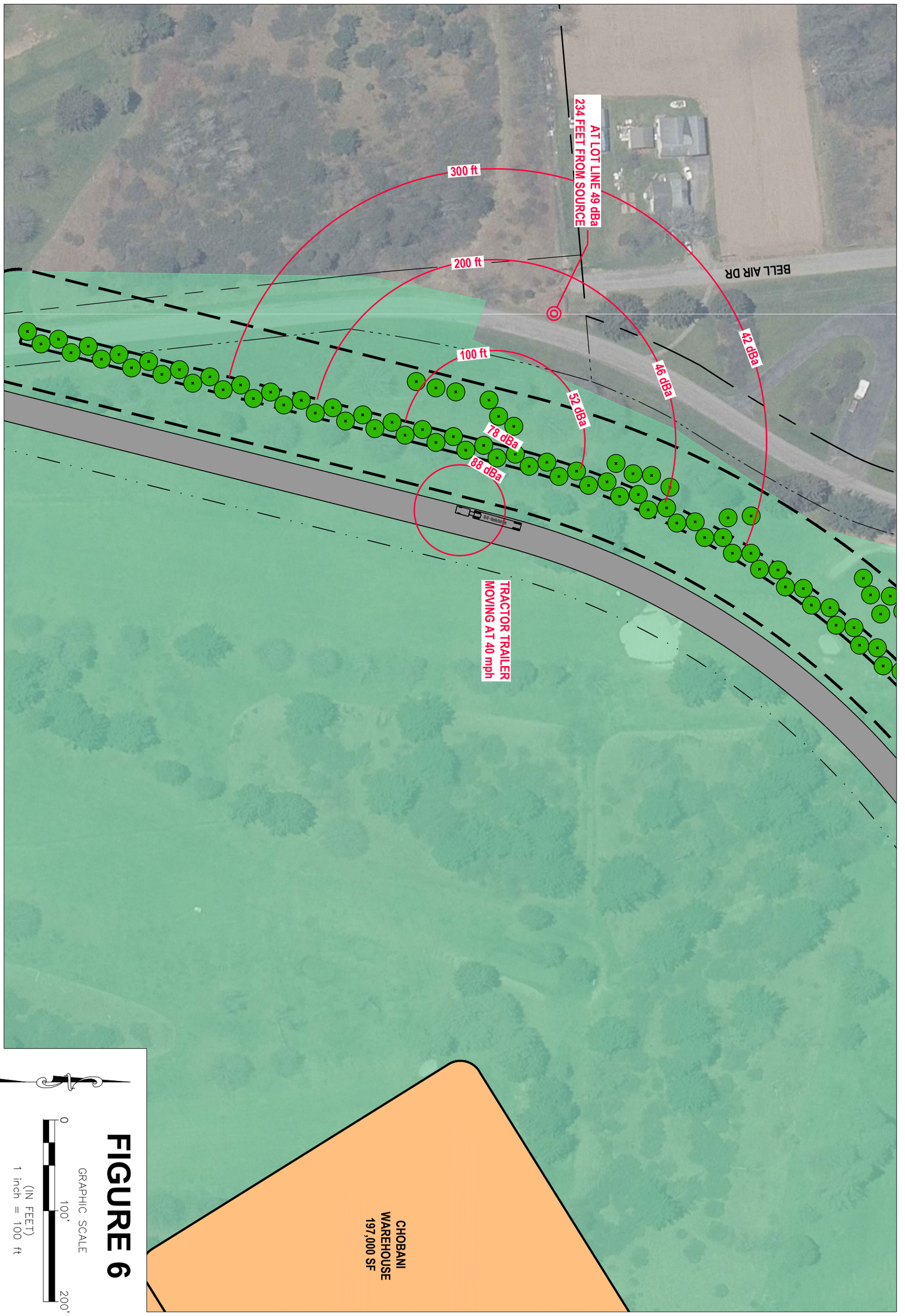

FIGURE 6

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft
0
100'
200'

PROJECT NO.	24-2342
DATE	09/29/2025
SCALE	AS SHOWN

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NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

SHEET TITLE:

TRACTOR TRAILER MOVING ALONG ROADWAY NOISE LEVELS WITH MITIGATION

PROJECT TITLE:

CHOBANI CAMPUS
GRIFFISS TECHNOLOGY PARK

CITY OF ROME — ONEIDA COUNTY, NEW YORK

PREPARED FOR:

CHOBANI, LLC

669 COUNTY ROAD 25
NEW BERLIN, NY 13411

Using agroforestry to buffer noise

USDA National Agroforestry Center (May 2011)

AGROFORESTRY NOTES

AF Note – 42 May 2011

Using agroforestry to buffer noise

Introduction

Excessive noise is considered a form of environmental pollution and can have detrimental effects for individuals and their quality of life. Unwanted noise can cause anxiety, tension, and in some cases even illness. Prolonged exposure to high levels of noise can also cause hearing loss. Outdoor noise invades our recreational areas, parks, playgrounds, schools, and even our backyards.

Obviously the most effective way to reduce noise pollution is to reduce the noise level or to completely enclose it. Quieter running lawn equipment, different road surface materials, and slower traffic speeds are all ways to lower noise levels. When noise generation cannot be reduced, creating noise barriers or buffers between the source of the noise and the recipient is another option. The amount of noise acceptable varies depending on the individual and the circumstances surrounding the situation.

Measuring noise levels is not a simple matter. High and low frequency sounds travel differently and sound waves bend over and around objects and barriers. Noise can be reflected and it diminishes with distance. The volume of sound is commonly measured in decibels. Noise volume is most commonly measured using an A-weighted decibel scale (dBA), which approximates what the human ear can hear. Decibels are measured using a logarithmic scale. Consequently a 10 dBA reduction equates to a halving of the apparent noise level. Somewhere around 66 dBA is considered an acceptable noise level for daytime outdoor environments and about 50 dBA is desirable during evening hours.

Traffic noise on high speed roads is a common complaint. Noise can be partially deflected and absorbed with a combination of structural and vegetative practices.

USDA National Agroforestry Center file photo.

Types of noise buffers

Wood, masonry, or other solid barriers that are often erected for visual screening have proved useful as outdoor noise buffers. These barriers are often seen along high-speed roads within residential areas of cities.

Constructed earth berms are another type of solid barrier that is utilized to reflect and diffract road noise. Berms or linear mounds do require more space than walls and fences. Plant materials, such as trees, shrubs, and vines have often been considered by homeowners as effective noise buffers. But unless they are properly designed, possibly along with a solid barrier, most landscape vegetation will accomplish little more than "out of sight, out of mind" reduction in noise.

Noise buffer basics

There are some fundamental principles that apply universally regardless of the type of buffer used.

- First, the buffer density must result in completely blocking the view between the recipient and the noise source.
- Second, sound is refracted over and around buffers, bending toward the buffer or toward the recipient.

Consequently both the height and length of the buffer are very important. Noise buffers and barriers are most effective when they are located either near the source or the recipient. Buffers located midway between the source and recipient are relatively ineffective. Each of these factors will be discussed in more detail.

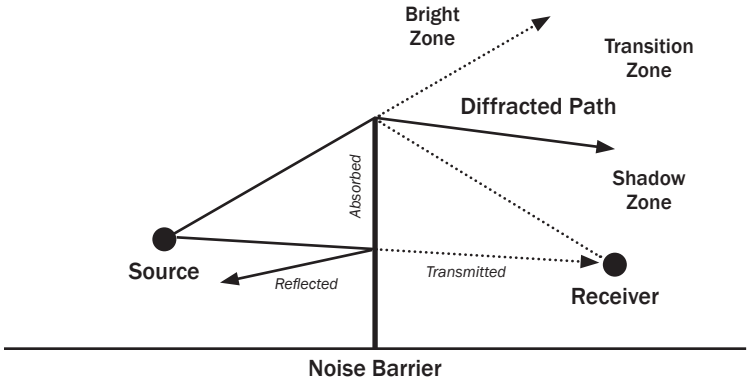


Figure adapted from the Federal Highway Administration's Highway Noise Barrier Design Handbook

Buffer location

The most effective location for a buffer is near the source of the noise; the next best location is near the recipient. The closer the buffer is located to the noise source the better. The buffer should be preferably within 50 feet in each case. Buffers located near the recipient are minimally effective when they are greater than 200 feet from the source.

Buffer density

The noise buffer must completely block the line of sight. If any light can be seen through the buffer, it is providing no appreciable noise reduction. When only trees and shrubs are used for the buffer, this means the planting must be at least 100 feet wide with evergreen species for year around reduction. Even with wide and dense vegetative buffers noise reduction above 3 to 5 dBA is not likely.

To achieve a 10 dBA reduction (one half the noise level) either a very wide dense tree planting or including a solid barrier is necessary. Solid barriers can be either an earthen berm or a solid wall or fence. If a berm is utilized trees and shrubs should be planted on top and near the recipient. Planting on top of the berm creates a relative increase in height of the trees with respect to the recipient. Solid barriers also reflect sound back toward the source. If this is an issue, a row of shrubs can be planted near the solid barrier on the source side. If a solid wall is constructed the least effective location is within the tree planting and the most effective location is near the source.

A single row of trees will not provide noticeable noise reduction. At best they will provide a visual screen between residents and the noise source.

USDA National Agroforestry Center file photo.

A newly planted noise and visual barrier consisting of multiple rows of evergreen trees and close to the source of the undesirable road noise. Also note the slower speed limit that also reduces noise creation.

USDA National Agroforestry Center file photo.

Buffer length

Since sound refracts around the ends of a barrier or buffer the overall length is very important. The necessary length is best described with respect to the distance between the recipient, or the area for which the noise reduction is desired, and the buffer. The buffer should extend in either direction at least four times the distance between the recipient and the buffer. For example, if a 60-foot-wide house is located 75 feet from the buffer, the recommend buffer length is 660 feet ([4 feet × 75 feet left] + [4 feet × 75 feet right] + [60 feet house width] = 660 feet). If space does not allow for the recommended buffer length, some additional advantage can be gained by curving the ends of the buffer inward.

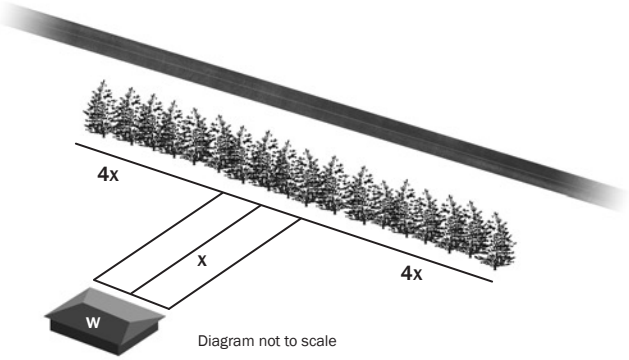


Diagram not to scale

Buffer height

Keep in mind, the relative height of the recipient location to the noise source will impact the buffer design. If noise reduction is desired for a two-story house, then the buffer must completely block the line of sight from the house roof to the noise source, commonly the street or highway.

Considerations

- *Cost and availability of materials:* The cost of trees and shrubs must be balanced against the cost of constructing an alternative structural barrier such as a wall or earthen mound.
- *Urgency of the situation:* Man-made landforms can be constructed rather quickly, whereas the time required to develop a tree and shrub buffer, capable of providing substantial noise protection, may take several years.
- *Aesthetics:* Certain situations are not compatible with a sterile-looking fence. Combining trees and shrubs with the structure will improve overall aesthetics and provide a softer profile increasing noise protection for the long term.
- *Safety and conflict:* Avoid planting under or over utilities, on rights-of-ways, and too close to sidewalks. Think safety to maintain visibility for pedestrians and traffic.
- *Traffic noise:* Traffic noise is a combination of the volume, speed, and number of trucks in the flow of traffic. Generally speaking 2,000 vehicles per hour is twice as loud as 200 vehicles per hour; 65 mph traffic is twice as loud as 30 mph traffic; one truck at 55 mph is twice as loud as ten cars at 55 mph.

Additional benefits and uses

Noise buffers can be designed for multiple uses and to produce a variety of products. For example, a noise buffer oriented properly may also serve as a windbreak. When the design includes a diverse mixture of native plants and physical structure, a noise buffer can also provide food, cover, and travel corridors for wildlife. Finally, individual plant species can also be incorporated for other products like fruits, nuts, or decorative florals.

Conclusion

Where noise is a problem and where a natural environment is sought, trees, shrubs, and other vegetation can offer more than just a psychological advantage gained by screening the view of the noise source. Anticipating a noise problem and employing vegetative noise buffers is an opportunity to act, rather than react.

Additional information

Suburban Noise Control with Plant Materials and Solid Barriers, David I. Cook and David F. Van Haverbeke, USDA Forest Service, Rocky Mountain Research Station, Research Bulletin EM100, 1977

Tree-Covered Land-Forms for Noise Control, David I. Cook and David F. Van Haverbeke, USDA Forest Service, Rocky Mountain Research Station, Research Bulletin 263, 1974

FHWA Highway Noise Barrier Design Handbook, U.S. Department of Transportation, Research and Special Programs Administration, John A. Volpe National Transportation Systems Center (Volpe Center), Acoustics Facility, in support of the Federal Highway Administration (FHWA), Office of Natural Environment, *wwwcf.fhwa.dot.gov/environment/noise/table.htm*

Keeping the Noise Down-Highway Traffic Noise Barriers, Federal Highway Administration Washington, DC 20590, *www.fhwa.dot.gov/environment/keepdown.htm*

This Quiet House-Noise Control for the Home, James P. Cowan, *www.nonoise.org/library/qz7/HomeNoiseControl.pdf*

Author

Richard Straight, USFS Lead Agroforester, USDA National Agroforestry Center, Lincoln, Nebraska. Email: *rstraight@fs.fed.us*

USDA National Agroforestry Center

A partnership of

NRCS Natural Resources Conservation Service

Contact: USDA National Agroforestry Center, 402.437.5178 ext. 4011, 1945 N. 38th St., Lincoln, Nebraska 68583-0822. *www.unl.edu/nac*

The USDA National Agroforestry Center (NAC) is a partnership of the Forest Service (Research & Development and State & Private Forestry) and the Natural Resources Conservation Service. NAC's staffs are located at the University of Nebraska, Lincoln, NE and in Blacksburg, VA. NAC's purpose is to accelerate the development and application of agroforestry technologies to attain more economically, environmentally, and socially sustainable land use systems by working with a national network of partners and cooperators to conduct research develop technologies and tools, establish demonstrations, and provide useful information to natural resource professionals.

Opinions expressed in *Agroforestry Notes* are those of the author and do not necessarily represent the policy of the USDA Forest Service or the USDA Natural Resources Conservation Service.

Fundamentals of Sound

Fundamentals of Sound

Appendix C

Addition of Decibels

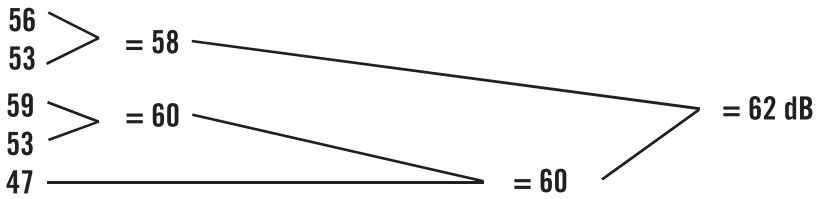
Since decibels are logarithmic values it is not proper to add them by normal algebraic addition. For example, 63 dB plus 63 dB does not equal 126 dB but only 66 dB.

A very simple, but adequate schedule for adding decibels is as follows:

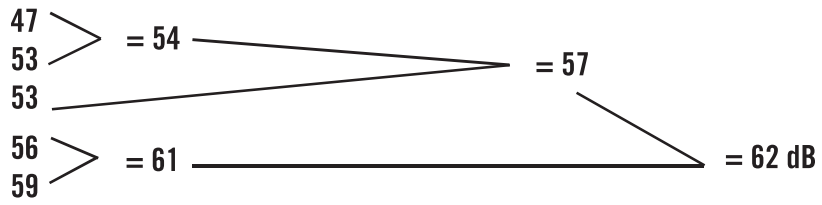
When Two Decibel Values Differ By	Add the Following Amount to the Higher Value
0 or 1 dB	3 dB
2 or 3 dB	2 dB
4 to 8 dB	1 dB
9 dB or more	0 dB

When several decibel values are to be added, perform the above operation on any two numbers at a time, the order does not matter. Continue the process until only a single value remains.

As an illustration let us add the five sound levels used in the example of **Appendix A**.

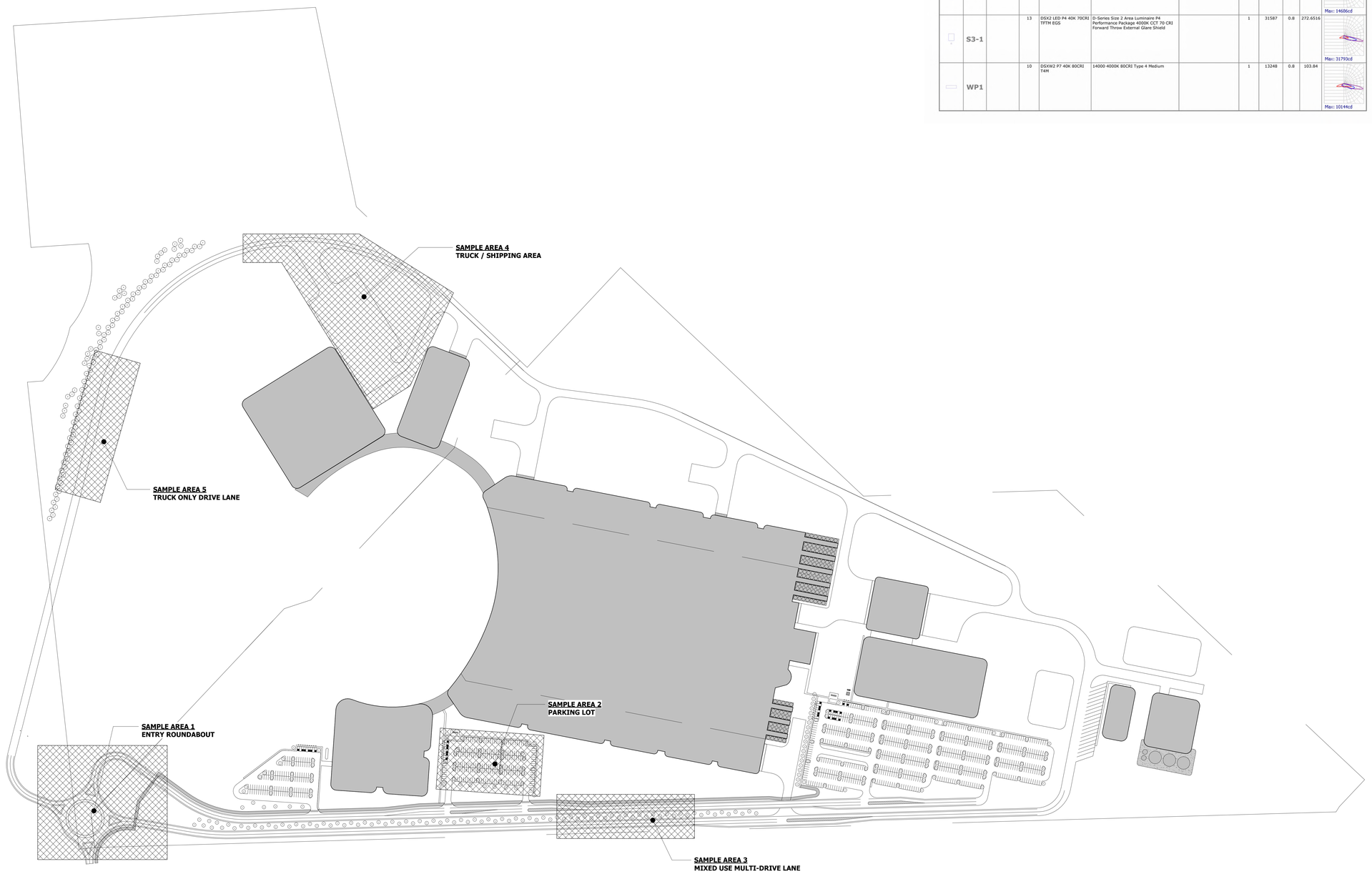


Or, suppose we arrange the same numbers in a different order, as in:



Sometimes, using different orders of adding may yield sums that might differ by 1 dB, but this is not a significant difference in acoustics. In general, the above simplified summation procedure will yield accurate sums to the nearest 1 dB. This degree of accuracy is considered acceptable in the material given in this article.

PHOTOMETRIC STUDY



Site Photometrics Overall plan
SCALE: 1" = 160'-0"

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	S1-1		4	DSX2 LED P3 40K 70CRI T4LG	D-Series Size 2 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 4 Low G Rating		1	27159	0.8	219.4	Max: 17370cd
	S1-2		4	DSX2 LED P3 40K 70CRI T4LG	D-Series Size 2 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 4 Low G Rating		1	27159	0.8	438.8	Max: 17370cd
	S2-1		52	DSX2 LED P2 40K 70CRI T3LG	D-Series Size 2 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 3 Low G Rating		1	22264	0.8	179.22	Max: 1468cd
	S2-2		0	DSX2 LED P2 40K 70CRI T3LG	D-Series Size 2 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 3 Low G Rating		1	22264	0.8	358.44	Max: 1468cd
	S3-1		13	DSX2 LED P4 40K 70CRI TFTM EGS	D-Series Size 2 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Forward Throw External Glare Shield		1	31587	0.8	272.6516	Max: 3179.3cd
	WP1		10	DSXW2 P7 40K 80CRI T4M	14000 4000K 80CRI Type 4 Medium		1	13248	0.8	103.84	Max: 1014cd

STRUCTURA architecture
60 South Maple St, Suite 301
Akron, OH 44303
T 330.253.6950
F 330.253.6955
structurAE.com

09/29/2025

CONSULTANT

Consultant Logo Location

PROJECT NAME

at the core of every great idea...

Chobani

Chobani Project Gladiator
ROME, NEW YORK

PROJECT INFO

10-24025 Chobani Project Gladiator

pta engineering
275 Springside Dr, Suite 300
Akron, Ohio 44333
Phone: 330-666-3702
ptaengineering.com

PRELIMINARY
NOT FOR CONSTRUCTION
Issue Date
PTA ENGINEERING, INC.
CONSULTING ENGINEERS

NORTH

KEY PLAN

F1 F2 F3 F4
E1 E2
D1 D2 D3 D4 D5
C1 C2 C3 C4 C5
B1 B2 B3 B4 B5

Ph-100-00

Site Photometrics Overall Plan

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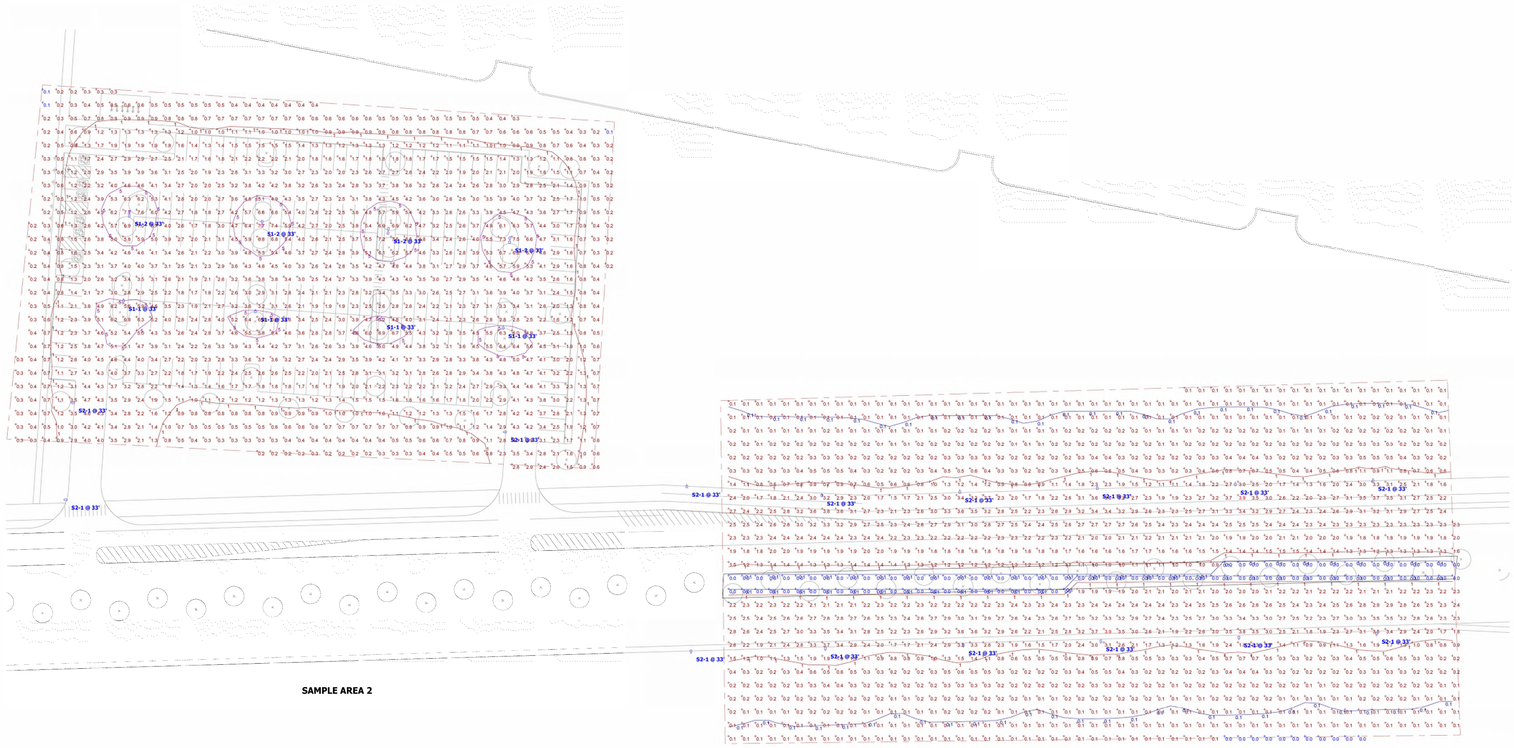
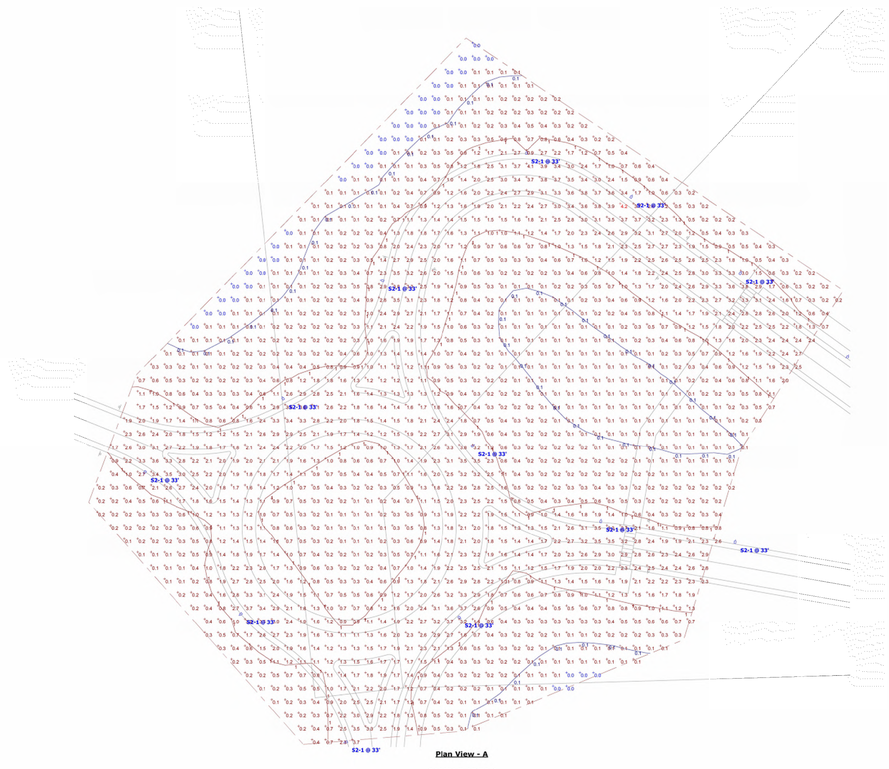




SAMPLE AREA 2

SAMPLE AREA 3

Plan View

Plan View - A

SAMPLE AREA 1

Site Photometrics Part 1
SCALE: 1" = 40'-0"

9/29/2025 11:21:17 AM

STRUCTURA PLLC
architecture

60 South Maple St, Suite 301
Akron, OH 44303
T 330.253.6950
F 330.253.6955
structuraltd.com

09/29/2025

CONSULTANT

Consultant Logo
Location

PROJECT NAME

at the core of every great idea...

Chobani

Chobani Project Gladiator
ROME, NEW YORK

PROJECT INFO

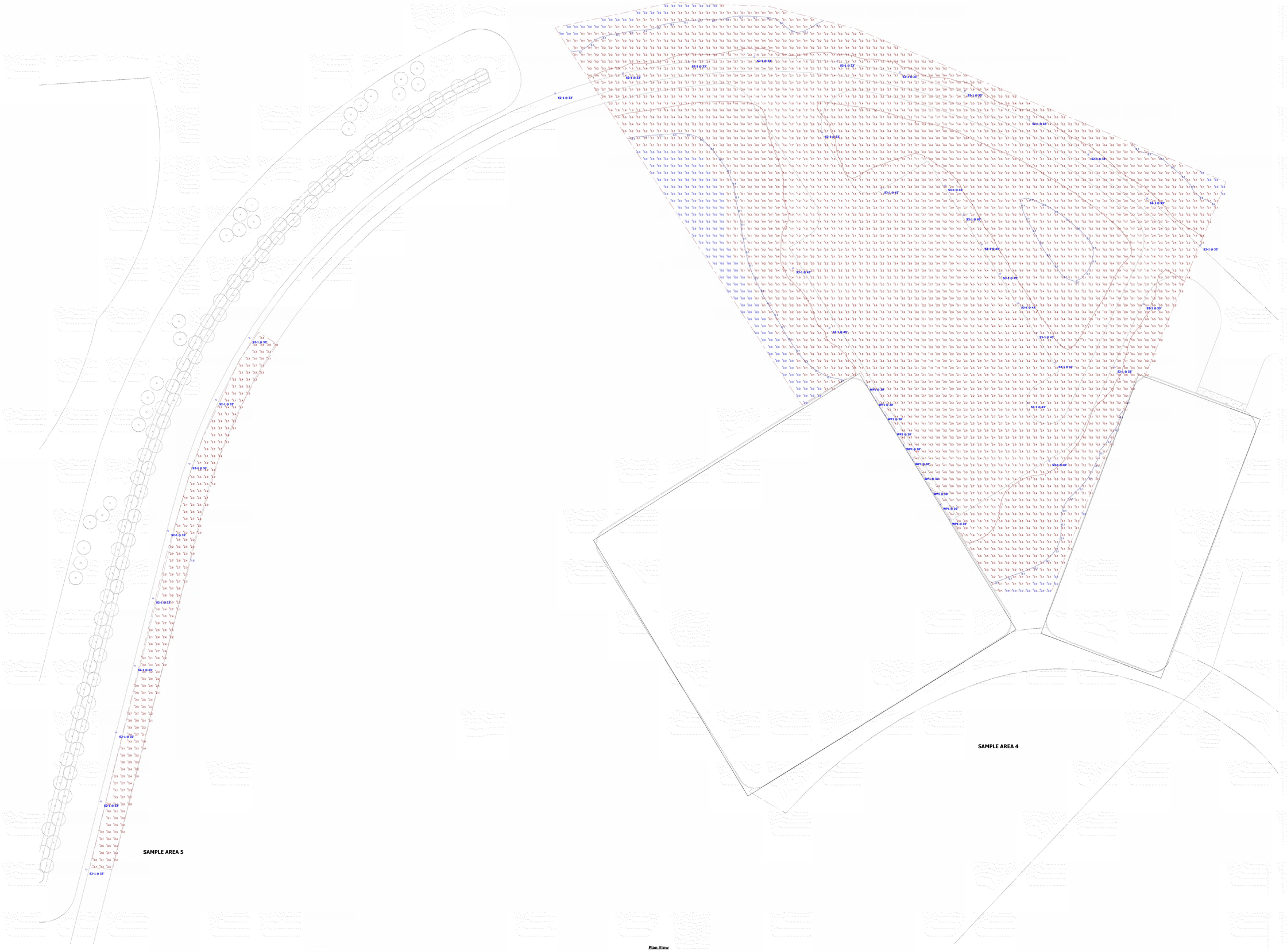
10-24025 Chobani Project Gladiator

pta engineering
275 Springside Dr., Suite 300
Akron, Ohio 44333
Phone: 330-666-3702
ptaengineering.com

PRELIMINARY
NOT FOR CONSTRUCTION
Issue Date
PTA ENGINEERING, INC.
CONSULTING ENGINEERS

Ph-101-00-0

Site Photometrics Part 1



Plan View

Site Photometrics Part 2

SCALE: 1" = 40'-0"

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STRUCTURA architecture
60 South Maple St, Suite 301
Akron, OH 44303
T 330.253.6950
F 330.253.6955
structurainc.com

09/29/2025

CONSULTANT

Consultant Logo Location

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Akron, Ohio 44333
Phone: 330-666-3703
ptaengineering.com

PRELIMINARY
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PTA ENGINEERING, INC.
CONSULTING ENGINEERS

NORTH

KEY PLAN

F1 F2 F3 F4
E1 E2
D1 D2 D3 D4 D5
C1 C2 C3 C4 C5
B1 B2 B3 B4 B5

Ph-102-00-0

Site Photometrics Part 2

D-Series Size 2
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

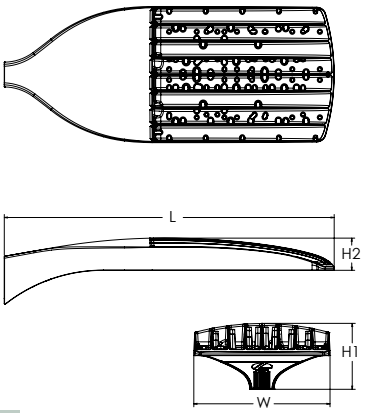
Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

Specifications

EPA:	1.06 ft² (0.10 m²)
Length:	40.59" (103.1 cm)
Width:	16.76" (42.6 cm)
Height H1:	8.11" (20.6 cm)
Height H2:	3.96" (10.1 cm)
Weight:	46 lbs (20.9 kg)



Design Select options indicated by this color background.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature [2]	Color Rendering Index [2]	Distribution		Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics** P10 [1] P13 [1] P11 [1] P14 [1] P12 [1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare [3] T4M Type IV medium T4LG Type IV low glare [3] TFTM Forward throw medium	T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control [3] BLC4 Type IV backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT (120V-277V) [4] HVOLT (347V-480V) [5,6] XVOLT (277V - 480V) [7,8] 120 [16,26] 208 [16,26] 240 [16,26] 277 [16,26] 347 [16,26] 480 [16,26]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling [9] RPA5 Round pole mounting #5 drilling [9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket [10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. [11,12,20,21]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [13,20,21]
PER	NEMA twist-lock receptacle only (controls ordered separate) [14]
PER5	Five-pin receptacle only (controls ordered separate) [14,21]
PER7	Seven-pin receptacle only (controls ordered separate) [14,21]
FAO	Field adjustable output [15,21]
BL30	Bi-level switched dimming, 30% [16,21]
BL50	Bi-level switched dimming, 50% [16,21]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]
DS	Dual switching [18,19,21]

Other options

Shipped installed

SPD20KV	20KV surge protection
HS	Houseside shield (black finish standard) [22]
L90	Left rotated optics [1]
R90	Right rotated optics [1]
CCE	Coastal Construction [23]
HA	50°C ambient operation [24]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
SF	Single fuse (120, 277, 347V) [26]
DF	Double fuse (208, 240, 480V) [26]
3G	Vibration rated for 3G [27]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Ordering Information

Accessories

Ordered and shipped separately.

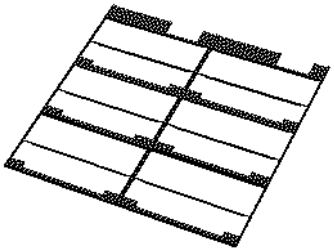
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK	Shorting cap [25]
DSX2HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX2EGSR (FINISH)	External glare shield (specify finish)
DSX2BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

1 Rotated optics available with packages P10, P11, P12, P13 and P14. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in package P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P10 using HVOLT. NLTAIR2 PIRHN not available with P10 using XVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P10 using HVOLT. PIR not available with P10 using XVOLT.
14 14) PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads on P1, P2, P3, P4, P5 (2 drivers). Note: Provides 60/40 operation using (2) different sets of leads on P6, P7, P8, P9, P10, P11, P12, P13, P14 (3 drivers).
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P5, P6, P7, P8, P13 and P14.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
27 Option 3G for use with (MA) mast arm mount only when 3G vibration is required.

Shield Accessories

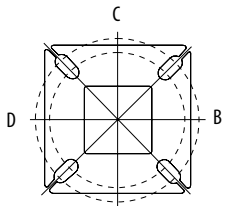
External Glare Shield (EGSR)



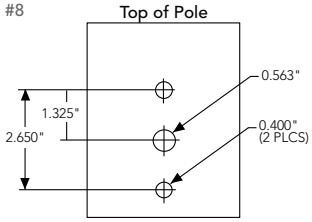
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX2 Area Luminaire - EPA

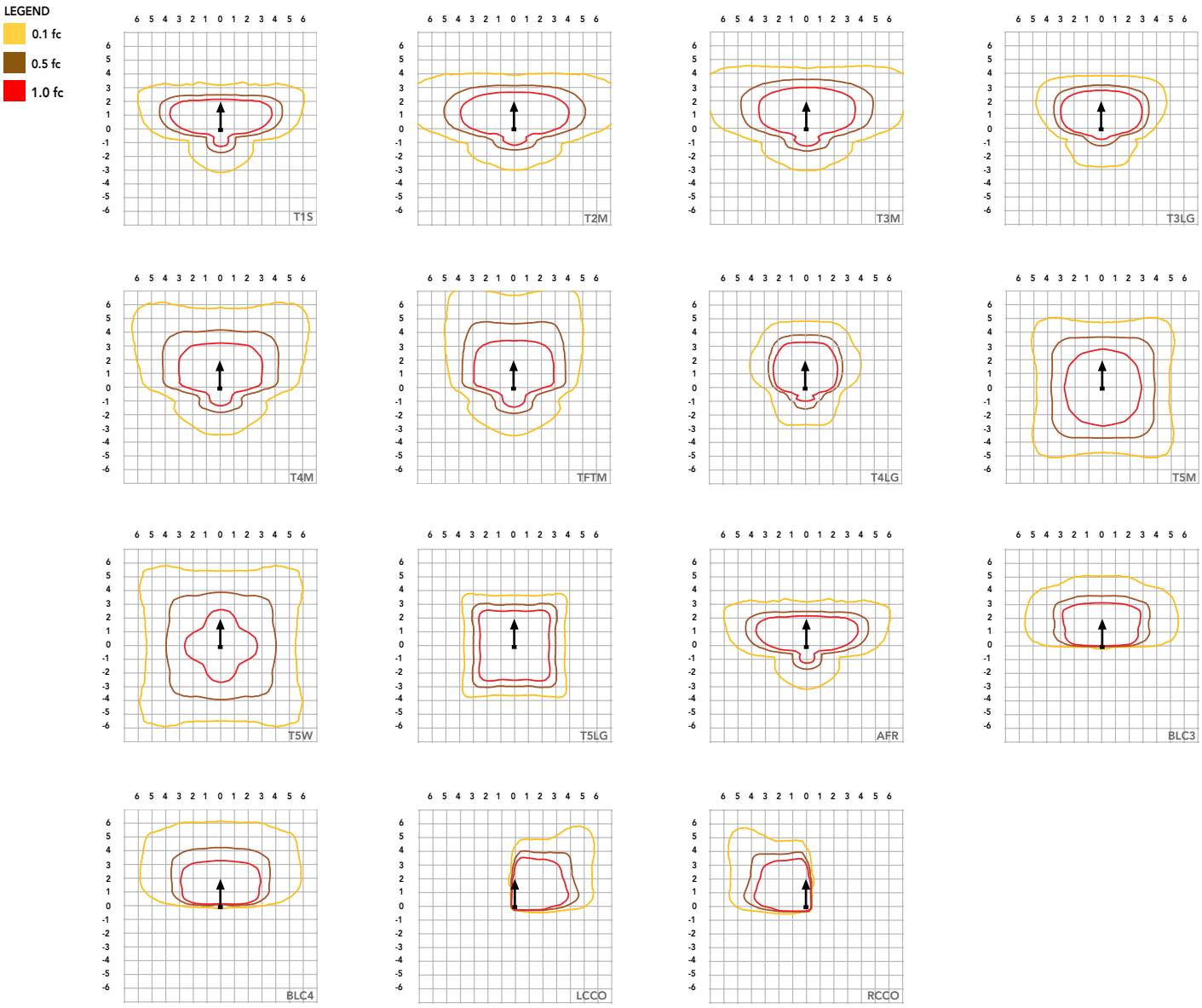
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 with SPA	1.06	2.12	1.84	2.32	---	2.33
DSX2 with SPA5, SPA8N	1.07	2.14	1.90	2.43	---	2.44
DSX2 with RPA, RPA5	1.07	2.14	1.90	2.43	2.31	2.44
DSX2 with MA	1.20	2.40	2.12	3.00	2.92	3.00

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX2 LED P8 40K 70CRI. Distances are in units of mounting height (40').



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.03
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.82

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	80	530	135	1.12	0.65	0.56	0.49	0.39	0.28
	P2	80	700	181	1.49	0.86	0.75	0.65	0.52	0.37
	P3	80	850	222	1.83	1.05	0.91	0.79	0.63	0.46
	P4	80	1050	277	2.27	1.31	1.14	0.98	0.79	0.57
	P5	80	1250	333	2.72	1.57	1.36	1.18	0.94	0.68
	P6	100	1050	345	2.85	1.64	1.42	1.23	0.98	0.71
	P7	100	1250	414	3.41	1.97	1.70	1.48	1.18	0.85
	P8	100	1400	466	3.85	2.22	1.93	1.67	1.33	0.96
Rotated Optics (Requires L90 or R90)	P10	90	530	152	1.27	0.73	0.63	0.55	0.44	0.32
	P11	90	700	203	1.69	0.97	0.84	0.73	0.58	0.42
	P12	90	850	249	2.06	1.19	1.03	0.89	0.71	0.52
	P13	90	1200	358	2.95	1.70	1.47	1.28	1.02	0.74
	P14	90	1400	421	3.46	2.00	1.73	1.50	1.20	0.87

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	135W	80	530	T1S	19,946	2	0	3	148	20,787	2	0	3	155	21,192	2	0	3	158
				T2M	18,477	3	0	4	137	19,256	3	0	4	143	19,632	3	0	4	146
				T3M	18,691	3	0	5	139	19,480	3	0	5	145	19,859	3	0	5	148
				T3LG	16,696	2	0	2	124	17,400	2	0	2	129	17,740	2	0	2	132
				T4M	18,970	3	0	5	141	19,770	3	0	5	147	20,155	3	0	5	150
				T4LG	17,253	2	0	2	128	17,981	2	0	2	134	18,331	2	0	2	136
				TFTM	19,101	3	0	5	142	19,907	3	0	5	148	20,295	3	0	5	151
				T5M	19,517	5	0	3	145	20,341	5	0	3	151	20,737	5	0	3	154
				T5W	19,834	5	0	3	147	20,670	5	0	3	154	21,073	5	0	3	157
				T5LG	19,574	4	0	2	146	20,400	4	0	2	152	20,797	4	0	2	155
				BLC3	13,595	0	0	3	101	14,169	0	0	3	105	14,445	0	0	3	107
				BLC4	14,042	0	0	4	104	14,634	0	0	4	109	14,919	0	0	4	111
				RCCO	13,718	1	0	3	102	14,297	1	0	3	106	14,576	1	0	3	108
				LCCO	13,718	1	0	3	102	14,297	1	0	3	106	14,576	1	0	3	108
				AFR	19,946	2	0	3	148	20,787	2	0	3	155	21,192	2	0	3	158
P2	179W	80	700	T1S	25,520	3	0	3	142	26,597	3	0	3	148	27,116	3	0	3	151
				T2M	23,641	3	0	5	132	24,638	3	0	5	137	25,118	3	0	5	140
				T3M	23,915	3	0	5	133	24,924	3	0	5	139	25,410	3	0	5	142
				T3LG	21,363	3	0	3	119	22,264	3	0	3	124	22,698	3	0	3	127
				T4M	24,272	3	0	5	135	25,296	3	0	5	141	25,789	3	0	5	144
				T4LG	22,075	3	0	3	123	23,006	3	0	3	128	23,455	3	0	3	131
				TFTM	24,440	3	0	5	136	25,471	3	0	5	142	25,967	3	0	5	145
				T5M	24,972	5	0	3	139	26,026	5	0	3	145	26,533	5	0	4	148
				T5W	25,377	5	0	4	142	26,448	5	0	4	148	26,963	5	0	4	150
				T5LG	25,045	4	0	2	140	26,101	4	0	2	146	26,610	4	0	2	148
				BLC3	17,395	0	0	4	97	18,129	0	0	4	101	18,482	0	0	4	103
				BLC4	17,966	0	0	4	100	18,724	0	0	5	104	19,089	0	0	5	107
				RCCO	17,552	1	0	4	98	18,293	1	0	4	102	18,649	1	0	4	104
				LCCO	17,552	1	0	4	98	18,293	1	0	4	102	18,649	1	0	4	104
				AFR	25,520	3	0	3	142	26,597	3	0	3	148	27,116	3	0	3	151
P3	219W	80	850	T1S	30,127	3	0	4	137	31,398	3	0	4	143	32,010	3	0	4	146
				T2M	27,908	3	0	5	127	29,085	3	0	5	133	29,652	3	0	5	135
				T3M	28,232	3	0	5	129	29,423	3	0	5	134	29,996	3	0	5	137
				T3LG	25,218	3	0	3	115	26,282	3	0	3	120	26,794	3	0	3	122
				T4M	28,652	3	0	5	131	29,861	3	0	5	136	30,443	3	0	5	139
				T4LG	26,059	3	0	3	119	27,159	3	0	3	124	27,688	3	0	3	126
				TFTM	28,851	3	0	5	132	30,068	3	0	5	137	30,654	3	0	5	140
				T5M	29,479	5	0	4	134	30,723	5	0	4	140	31,322	5	0	4	143
				T5W	29,957	5	0	4	137	31,221	5	0	4	142	31,830	5	0	4	145
				T5LG	29,565	4	0	2	135	30,812	5	0	2	140	31,413	5	0	2	143
				BLC3	20,535	0	0	4	94	21,401	0	0	4	98	21,818	0	0	4	99
				BLC4	21,209	0	0	5	97	22,104	0	0	5	101	22,534	0	0	5	103
				RCCO	20,720	1	0	4	94	21,594	1	0	4	98	22,015	1	0	4	100
				LCCO	20,720	1	0	4	94	21,594	1	0	4	98	22,015	1	0	4	100
				AFR	30,127	3	0	4	137	31,398	3	0	4	143	32,010	3	0	4	146
P4	273W	80	1050	T1S	35,879	3	0	4	132	37,392	3	0	4	137	38,121	3	0	4	140
				T2M	33,236	3	0	5	122	34,638	3	0	5	127	35,313	3	0	5	130
				T3M	33,622	3	0	5	123	35,040	3	0	5	129	35,723	3	0	5	131
				T3LG	30,033	3	0	4	110	31,300	3	0	4	115	31,910	3	0	4	117
				T4M	34,123	3	0	5	125	35,562	3	0	5	130	36,255	3	0	5	133
				T4LG	31,035	3	0	4	114	32,344	3	0	4	119	32,974	3	0	4	121
				TFTM	34,359	3	0	5	126	35,808	3	0	5	131	36,506	3	0	5	134
				T5M	35,108	5	0	4	129	36,589	5	0	4	134	37,302	5	0	4	137
				T5W	35,677	5	0	4	131	37,182	5	0	5	136	37,907	5	0	5	139
				T5LG	35,209	5	0	3	129	36,695	5	0	3	135	37,410	5	0	3	137
				BLC3	24,456	0	0	4	90	25,487	0	0	4	93	25,984	0	0	5	95
				BLC4	25,258	0	0	5	93	26,324	0	0	5	97	26,837	0	0	5	98
				RCCO	24,676	1	0	4	91	25,717	1	0	4	94	26,218	1	0	4	96
				LCCO	24,676	1	0	4	91	25,717	1	0	4	94	26,218	1	0	4	96
				AFR	35,879	3	0	4	132	37,392	3	0	4	137	38,121	3	0	4	140

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	327W	80	1250	T1S	41,149	3	0	4	126	42,885	3	0	4	131	43,721	3	0	4	134
				T2M	38,118	4	0	5	117	39,727	4	0	5	122	40,501	4	0	5	124
				T3M	38,561	3	0	5	118	40,187	3	0	5	123	40,971	3	0	5	125
				T3LG	34,445	3	0	4	105	35,898	3	0	4	110	36,598	3	0	4	112
				T4M	39,135	3	0	5	120	40,786	3	0	5	125	41,581	3	0	5	127
				T4LG	35,594	3	0	4	109	37,095	3	0	4	114	37,818	3	0	4	116
				TFTM	39,406	3	0	5	121	41,069	3	0	5	126	41,869	3	0	5	128
				T5M	40,265	5	0	4	123	41,964	5	0	4	128	42,782	5	0	5	131
				T5W	40,918	5	0	5	125	42,644	5	0	5	131	43,475	5	0	5	133
				T5LG	40,382	5	0	3	124	42,085	5	0	3	129	42,906	5	0	3	131
				BLC3	28,048	0	0	5	86	29,231	0	0	5	90	29,801	0	0	5	91
				BLC4	28,969	0	0	5	89	30,191	0	0	5	92	30,779	0	0	5	94
				RCCO	28,301	2	0	5	87	29,495	2	0	5	90	30,070	2	0	5	92
				LCCO	28,301	2	0	5	87	29,495	2	0	5	90	30,070	2	0	5	92
				AFR	41,149	3	0	4	126	42,885	3	0	4	131	43,721	3	0	4	134
P6	342W	100	1050	T1S	45,968	3	0	4	135	47,907	3	0	5	140	48,841	3	0	5	143
				T2M	42,582	4	0	5	125	44,379	4	0	5	130	45,244	4	0	5	132
				T3M	43,076	4	0	5	126	44,894	4	0	5	131	45,769	4	0	5	134
				T3LG	38,479	3	0	4	113	40,102	3	0	4	117	40,884	3	0	4	120
				T4M	43,719	4	0	5	128	45,563	4	0	5	133	46,451	4	0	5	136
				T4LG	39,762	3	0	4	116	41,439	3	0	4	121	42,247	3	0	4	124
				TFTM	44,021	3	0	5	129	45,878	4	0	5	134	46,772	4	0	5	137
				T5M	44,980	5	0	5	132	46,878	5	0	5	137	47,792	5	0	5	140
				T5W	45,710	5	0	5	134	47,638	5	0	5	139	48,566	5	0	5	142
				T5LG	45,111	5	0	3	132	47,014	5	0	3	138	47,930	5	0	3	140
				BLC3	31,333	0	0	5	92	32,655	0	0	5	96	33,291	0	0	5	97
				BLC4	32,361	0	0	5	95	33,726	0	0	5	99	34,384	0	0	5	101
				RCCO	31,615	2	0	5	93	32,949	2	0	5	96	33,591	2	0	5	98
				LCCO	31,615	2	0	5	93	32,949	2	0	5	96	33,591	2	0	5	98
				AFR	45,968	3	0	4	135	47,907	3	0	5	140	48,841	3	0	5	143
P7	409W	100	1250	T1S	52,692	3	0	5	129	54,915	3	0	5	134	55,986	3	0	5	137
				T2M	48,811	4	0	5	119	50,871	4	0	5	124	51,862	4	0	5	127
				T3M	49,378	4	0	5	121	51,461	4	0	5	126	52,464	4	0	5	128
				T3LG	44,107	3	0	4	108	45,968	3	0	4	112	46,864	3	0	5	115
				T4M	50,114	4	0	5	122	52,228	4	0	5	128	53,246	4	0	5	130
				T4LG	45,579	3	0	4	111	47,501	3	0	4	116	48,427	3	0	4	118
				TFTM	50,460	4	0	5	123	52,589	4	0	5	129	53,614	4	0	5	131
				T5M	51,560	5	0	5	126	53,735	5	0	5	131	54,783	5	0	5	134
				T5W	52,396	5	0	5	128	54,607	5	0	5	133	55,671	5	0	5	136
				T5LG	51,710	5	0	4	126	53,891	5	0	4	132	54,941	5	0	4	134
				BLC3	35,916	1	0	5	88	37,431	1	0	5	91	38,161	1	0	5	93
				BLC4	37,095	0	0	5	91	38,660	0	0	5	94	39,413	0	0	5	96
				RCCO	36,240	2	0	5	89	37,769	2	0	5	92	38,505	2	0	5	94
				LCCO	36,240	2	0	5	89	37,769	2	0	5	92	38,505	2	0	5	94
				AFR	52,692	3	0	5	129	54,915	3	0	5	134	55,986	3	0	5	137
P8	462W	100	1400	T1S	57,662	3	0	5	125	60,094	4	0	5	130	61,266	4	0	5	132
				T2M	53,415	4	0	5	116	55,668	4	0	5	120	56,753	4	0	5	123
				T3M	54,034	4	0	5	117	56,314	4	0	5	122	57,412	4	0	5	124
				T3LG	48,267	3	0	5	104	50,304	3	0	5	109	51,284	4	0	5	111
				T4M	54,840	4	0	5	119	57,154	4	0	5	124	58,268	4	0	5	126
				T4LG	49,877	3	0	5	108	51,981	3	0	5	112	52,994	3	0	5	115
				TFTM	55,219	4	0	5	119	57,549	4	0	5	124	58,671	4	0	5	127
				T5M	56,423	5	0	5	122	58,803	5	0	5	127	59,949	5	0	5	130
				T5W	57,338	5	0	5	124	59,757	5	0	5	129	60,921	5	0	5	132
				T5LG	56,586	5	0	4	122	58,974	5	0	4	128	60,123	5	0	4	130
				BLC3	39,303	1	0	5	85	40,962	1	0	5	89	41,760	1	0	5	90
				BLC4	40,593	0	0	5	88	42,306	0	0	5	91	43,130	0	0	5	93
				RCCO	39,658	2	0	5	86	41,331	2	0	5	89	42,137	2	0	5	91
				LCCO	39,658	2	0	5	86	41,331	2	0	5	89	42,137	2	0	5	91
				AFR	57,662	3	0	5	125	60,094	4	0	5	130	61,266	4	0	5	132

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	152W	90	530	T1S	22,798	4	0	4	150	23,760	4	0	4	156	24,223	4	0	4	159
				T2M	21,119	5	0	5	139	22,010	5	0	5	145	22,439	5	0	5	148
				T3M	21,361	5	0	5	141	22,262	5	0	5	147	22,696	5	0	5	149
				T3LG	19,084	4	0	4	126	19,889	4	0	4	131	20,277	4	0	4	133
				T4M	21,679	5	0	5	143	22,594	5	0	5	149	23,034	5	0	5	152
				T4LG	19,717	4	0	4	130	20,549	4	0	4	135	20,950	4	0	4	138
				TFTM	21,833	5	0	5	144	22,754	5	0	5	150	23,197	5	0	5	153
				T5M	22,305	5	0	3	147	23,246	5	0	3	153	23,699	5	0	3	156
				T5W	22,667	5	0	3	149	23,623	5	0	4	155	24,084	5	0	4	158
				T5LG	22,370	4	0	2	147	23,314	4	0	2	153	23,768	4	0	2	156
				BLC3	15,539	4	0	4	102	16,194	4	0	4	107	16,510	4	0	4	109
				BLC4	16,048	4	0	4	106	16,725	4	0	4	110	17,051	4	0	4	112
				RCCO	15,679	1	0	3	103	16,340	1	0	3	108	16,659	1	0	3	110
				LCCO	15,679	1	0	3	103	16,340	1	0	3	108	16,659	1	0	3	110
				AFR	22,798	4	0	4	150	23,760	4	0	4	156	24,223	4	0	4	159
P11	203W	90	700	T1S	29,222	4	0	4	144	30,455	4	0	4	150	31,048	4	0	4	153
				T2M	27,070	5	0	5	134	28,212	5	0	5	139	28,762	5	0	5	142
				T3M	27,380	5	0	5	135	28,535	5	0	5	141	29,091	5	0	5	144
				T3LG	24,462	4	0	4	121	25,493	4	0	4	126	25,990	4	0	4	128
				T4M	27,788	5	0	5	137	28,960	5	0	5	143	29,525	5	0	5	146
				T4LG	25,273	4	0	4	125	26,339	4	0	4	130	26,853	4	0	4	133
				TFTM	27,985	5	0	5	138	29,165	5	0	5	144	29,734	5	0	5	147
				T5M	28,591	5	0	4	141	29,797	5	0	4	147	30,377	5	0	4	150
				T5W	29,054	5	0	4	143	30,280	5	0	4	149	30,870	5	0	4	152
				T5LG	28,673	4	0	2	142	29,883	4	0	2	148	30,465	5	0	2	150
				BLC3	19,917	4	0	4	98	20,757	4	0	4	102	21,162	4	0	4	104
				BLC4	20,570	5	0	5	102	21,437	5	0	5	106	21,855	5	0	5	108
				RCCO	20,097	1	0	4	99	20,945	1	0	4	103	21,353	1	0	4	105
				LCCO	20,097	1	0	4	99	20,945	1	0	4	103	21,353	1	0	4	105
				AFR	29,222	4	0	4	144	30,455	4	0	4	150	31,048	4	0	4	153
P12	248W	90	850	T1S	34,526	5	0	5	139	35,983	5	0	5	145	36,684	5	0	5	148
				T2M	31,984	5	0	5	129	33,333	5	0	5	135	33,983	5	0	5	137
				T3M	32,350	5	0	5	131	33,715	5	0	5	136	34,372	5	0	5	139
				T3LG	28,902	4	0	4	117	30,121	4	0	4	122	30,708	4	0	4	124
				T4M	32,832	5	0	5	133	34,217	5	0	5	138	34,884	5	0	5	141
				T4LG	29,861	4	0	4	121	31,120	4	0	4	126	31,727	5	0	4	128
				TFTM	33,064	5	0	5	134	34,459	5	0	5	139	35,131	5	0	5	142
				T5M	33,780	5	0	4	136	35,205	5	0	4	142	35,891	5	0	4	145
				T5W	34,327	5	0	4	139	35,776	5	0	4	145	36,473	5	0	4	147
				T5LG	33,878	5	0	3	137	35,307	5	0	3	143	35,995	5	0	3	145
				BLC3	23,532	5	0	5	95	24,525	5	0	5	99	25,003	5	0	5	101
				BLC4	24,303	5	0	5	98	25,328	5	0	5	102	25,822	5	0	5	104
				RCCO	23,745	1	0	4	96	24,747	1	0	4	100	25,229	1	0	4	102
				LCCO	23,745	1	0	4	96	24,747	1	0	4	100	25,229	1	0	4	102
				AFR	34,526	5	0	5	139	35,983	5	0	5	145	36,684	5	0	5	148

Performance Data

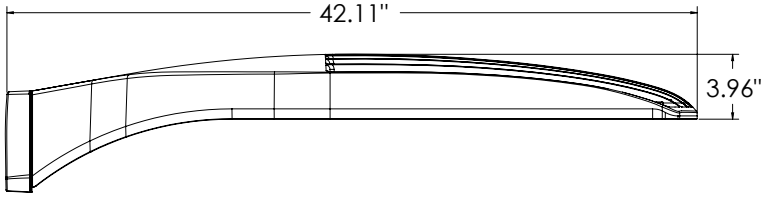
Lumen Output

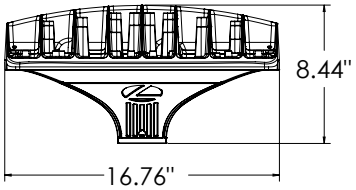
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

Rotated Optics

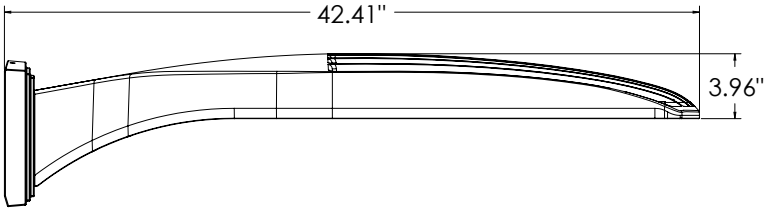
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P13	354W	90	1200	T1S	45,748	5	0	5	129	47,678	5	0	5	135	48,608	5	0	5	137
				T2M	42,380	5	0	5	120	44,168	5	0	5	125	45,029	5	0	5	127
				T3M	42,865	5	0	5	121	44,673	5	0	5	126	45,544	5	0	5	129
				T3LG	38,296	5	0	5	108	39,911	5	0	5	113	40,689	5	0	5	115
				T4M	43,503	5	0	5	123	45,339	5	0	5	128	46,222	5	0	5	131
				T4LG	39,566	5	0	5	112	41,235	5	0	5	117	42,039	5	0	5	119
				TFTM	43,811	5	0	5	124	45,659	5	0	5	129	46,549	5	0	5	132
				T5M	44,760	5	0	5	126	46,648	5	0	5	132	47,557	5	0	5	134
				T5W	45,485	5	0	5	129	47,404	5	0	5	134	48,328	5	0	5	137
				T5LG	44,889	5	0	3	127	46,783	5	0	3	132	47,695	5	0	3	135
				BLC3	31,181	5	0	5	88	32,496	5	0	5	92	33,130	5	0	5	94
				BLC4	32,202	5	0	5	91	33,561	5	0	5	95	34,215	5	0	5	97
				RCCO	31,463	2	0	5	89	32,790	2	0	5	93	33,429	2	0	5	94
				LCCO	31,463	2	0	5	89	32,790	2	0	5	93	33,429	2	0	5	94
				AFR	45,748	5	0	5	129	47,678	5	0	5	135	48,608	5	0	5	137
P14	415W	90	1400	T1S	51,272	5	0	5	123	53,435	5	0	5	129	54,476	5	0	5	131
				T2M	47,497	5	0	5	114	49,500	5	0	5	119	50,465	5	0	5	121
				T3M	48,040	5	0	5	116	50,067	5	0	5	121	51,043	5	0	5	123
				T3LG	42,919	5	0	5	103	44,730	5	0	5	108	45,602	5	0	5	110
				T4M	48,756	5	0	5	117	50,813	5	0	5	122	51,803	5	0	5	125
				T4LG	44,343	5	0	5	107	46,214	5	0	5	111	47,115	5	0	5	113
				TFTM	49,101	5	0	5	118	51,172	5	0	5	123	52,169	5	0	5	126
				T5M	50,164	5	0	5	121	52,280	5	0	5	126	53,299	5	0	5	128
				T5W	50,977	5	0	5	123	53,127	5	0	5	128	54,163	5	0	5	130
				T5LG	50,309	5	0	4	121	52,432	5	0	4	126	53,453	5	0	4	129
				BLC3	34,945	5	0	5	84	36,420	5	0	5	88	37,130	5	0	5	89
				BLC4	36,090	5	0	5	87	37,613	5	0	5	91	38,346	5	0	5	92
				RCCO	35,261	2	0	5	85	36,749	2	0	5	88	37,465	2	0	5	90
				LCCO	35,261	2	0	5	85	36,749	2	0	5	88	37,465	2	0	5	90
				AFR	51,272	5	0	5	123	53,435	5	0	5	129	54,476	5	0	5	131

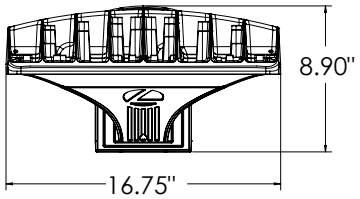
Dimensions



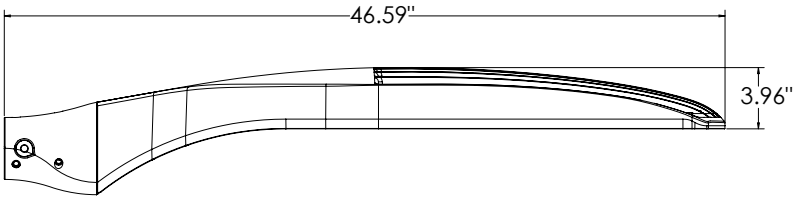


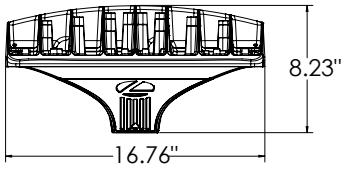
DSX2 with RPA, RPA5, SPA5, SPA8N mount
Weight: 48 lbs





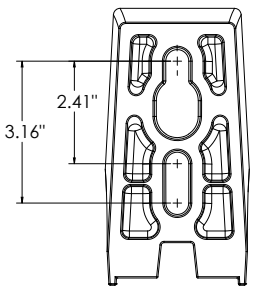
DSX2 with WBA mount
Weight: 50 lbs



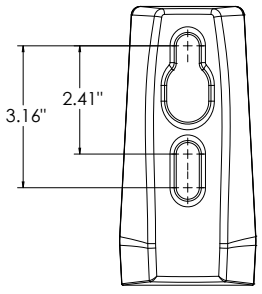


DSX2 with MA mount
Weight: 50 lbs

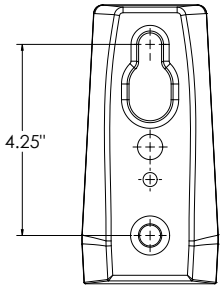
SPA (STANDARD ARM)



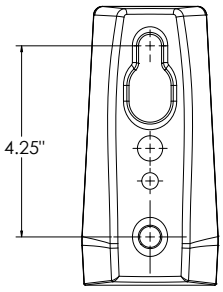
RPA



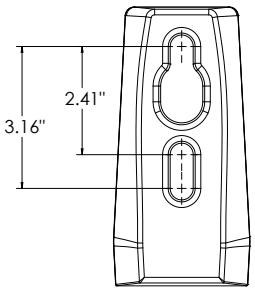
SPA5



RPA5



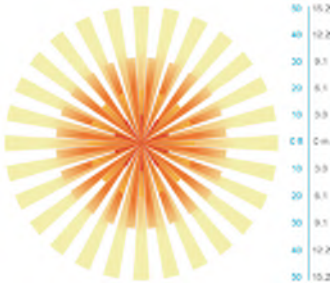
SPA8N



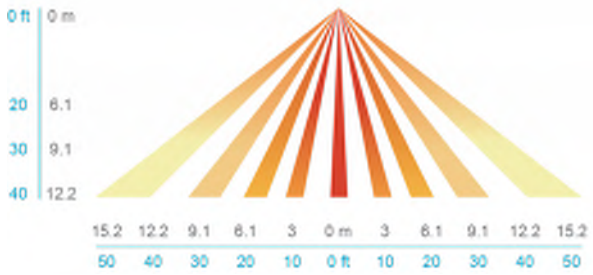
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 1.5G. 3G vibration rated available for (MA) mast arm mount when specifying option 3G. Low EPA (1.06 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L82/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

STANDARD CONTROLS

The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

d-series

D-Series Size 2
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

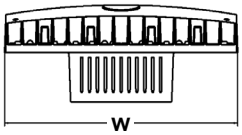
Specifications

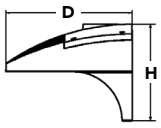
Luminaire

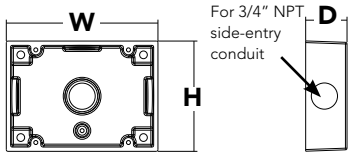
Width:	18-1/2" (47.0 cm)	**Weight:**	21 lbs (9.5 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		

Back Box (BBW)

Width:	5-1/2" (14.0 cm)	**BBW Weight:**	1 lbs (0.5 kg)
Depth:	1-1/2" (3.8 cm)		
Height:	4" (10.2 cm)		







A+ Capable options indicated by this color background.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Ordering Information

EXAMPLE: DSXW2 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW2 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	P1 4200 Lumens P2 5300 Lumens P3 6100 Lumens P4 7200 Lumens P5 8200 Lumens P6 10000 Lumens P7 14300 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K 57K 5700K AMBPC Amber PC[1] AMBLW Amber LW[2]	70CRI 70CRI 80CRI 80CRI[3] AMCRI Amber CRI	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare[4] T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium BLC3 Back Light Control Type 3[4] BLC4 Back Light Control Type 4[4]	MVOLT 120[5] 208[5] 240[5] 277[5] 347[5,6] 480[5,6] HVOLT[6]	**Shipped included** SRM Surface mounting bracket **Shipped separately**[15] BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type[7] PER NEMA twist-lock receptacle only (control ordered separate)[8] PER5 Five-wire receptacle only (control ordered separate)[8,9] PER7 Seven-wire receptacle only (control ordered separate)[8,9] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht[10,11] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[10,11] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12]

Other Options

Shipped installed
- SF Single fuse (120, 277, 347V)[5]
- DF Double fuse (208, 240, 480V)[5]
- HS House-side shield
- SPD Separate surge protection[13]

Shipped separately[15]
- BSW Bird-deterrent spikes
- VG Vandal guard

Finish *(required)*

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [14]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [14]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [14]
DSHORT SBK U	Shorting cap (Included when ordering PER, PER5 or PER7) [14]
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2VG U	Vandal guard accessory
DSXW2BBW DDBXD U	Back box accessory (specify finish)

For more control options, visit DTL and ROAM online.

NOTES

1 AMBPC only available with AMCRI
2 AMBLW only available in P1 and P6 Packages and AMBCRI
3 Not available with 57K
4 Not available with HS Option
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 Not available with P1 Option
7 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
9 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
10 Reference Motion Sensor table on page 3.
11 Reference PER Table on page 3 for functionality.
12 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
13 See the electrical section on page 2 for more details.
14 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.
15 Also available as a separate accessory; see Accessories information.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08.

Package	Dist. Type	System Watts	30K, 70CRI		40K, 70CRI		50K, 70CRI	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	T2M	27	4,030	150	4,305	160	4,365	163
	T3M	27	3,913	146	4,180	156	4,238	158
	T4M	27	3,990	149	4,262	159	4,322	161
	TFTM	27	3,978	148	4,250	158	4,309	161
	BLC4	27	3,028	113	3,234	121	3,279	122
P2	T2M	35	5,090	146	5,438	156	5,513	158
	T3M	35	4,942	142	5,279	152	5,352	154
	T4M	35	5,040	145	5,384	155	5,458	157
	TFTM	35	5,024	144	5,367	154	5,442	156
	BLC4	35	3,824	110	4,085	117	4,142	119
P3	T2M	41	5892	143	6,294	153	6,381	155
	T3M	41	5720	139	6,110	148	6,195	150
	T4M	41	5833	142	6,231	151	6,318	153
	TFTM	41	5816	141	6,212	151	6,299	153
	BLC4	41	4426	107	4,728	115	4,794	116
P4	T2M	49	6,932	141	7,405	151	7,508	153
	T3M	49	6,730	137	7,189	146	7,289	148
	T4M	49	6,863	139	7,331	149	7,433	151
	TFTM	49	6,842	139	7,309	149	7,411	151
	BLC4	49	5,207	106	5,563	113	5,640	115
P5	T2M	57	7,882	138	8,420	148	8,536	150
	T3M	57	7,652	134	8,174	143	8,288	145
	T4M	57	7,803	137	8,336	146	8,452	148
	TFTM	57	7,780	136	8,311	146	8,426	148
	BLC4	57	5,921	104	6,325	111	6,413	112
P6	T2M	71	9,697	137	10,359	146	10,503	148
	T3M	71	9,415	133	10,057	142	10,197	144
	T4M	71	9,601	135	10,256	145	10,399	147
	TFTM	71	9,572	135	10,225	144	10,367	146
	BLC4	71	7,285	103	7,782	110	7,890	111
P7	T2M	104	13,812	133	14,755	142	14,960	144
	T3M	104	13,410	129	14,325	138	14,524	140
	T4M	104	13,675	132	14,608	141	14,811	143
	TFTM	104	13,634	131	14,565	140	14,767	142
	BLC4	104	10,376	100	11,084	107	11,238	108

Note:
Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm.
Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Electrical Load

				Current (A)					
Performance Package	LEDs	Drive Current (mA)	System Watts	120V	208V	240V	277V	347V	480V
DSXW2 P1	20	425	27	0.22	0.13	0.11	0.09	-	-
DSXW2 P2	20	550	35	0.29	0.17	0.14	0.12	0.10	0.07
DSXW2 P3	20	650	41	0.34	0.20	0.17	0.15	0.12	0.09
DSXW2 P4	20	775	49	0.41	0.24	0.21	0.18	0.14	0.10
DSXW2 P5	20	900	57	0.47	0.27	0.24	0.20	0.16	0.12
DSXW2 P6	30	725	71	0.56	0.33	0.29	0.25	0.19	0.14
DSXW2 P7	30	1100	104	0.86	0.49	0.42	0.37	0.30	0.22

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED P7** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.91	0.82

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⊘ Will not work

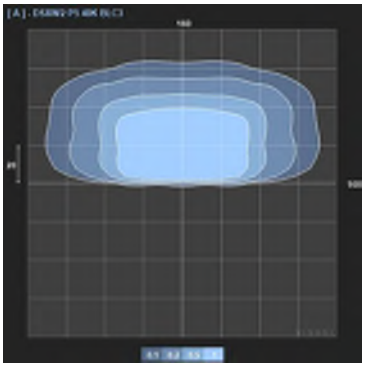
⚠ Alternate

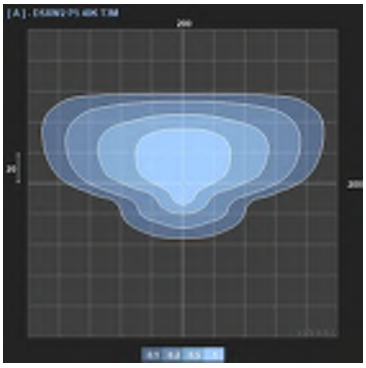
*Futureproof means: Ability to change controls in the future.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 2 homepage.

Isofootcandle plots for the DSXW2 LED P5 40K. Distances are in units of mounting height (20').





FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. IP66 rated light engine.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in multiple CCTs and CRIs including Amber for specialized applications.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 6KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

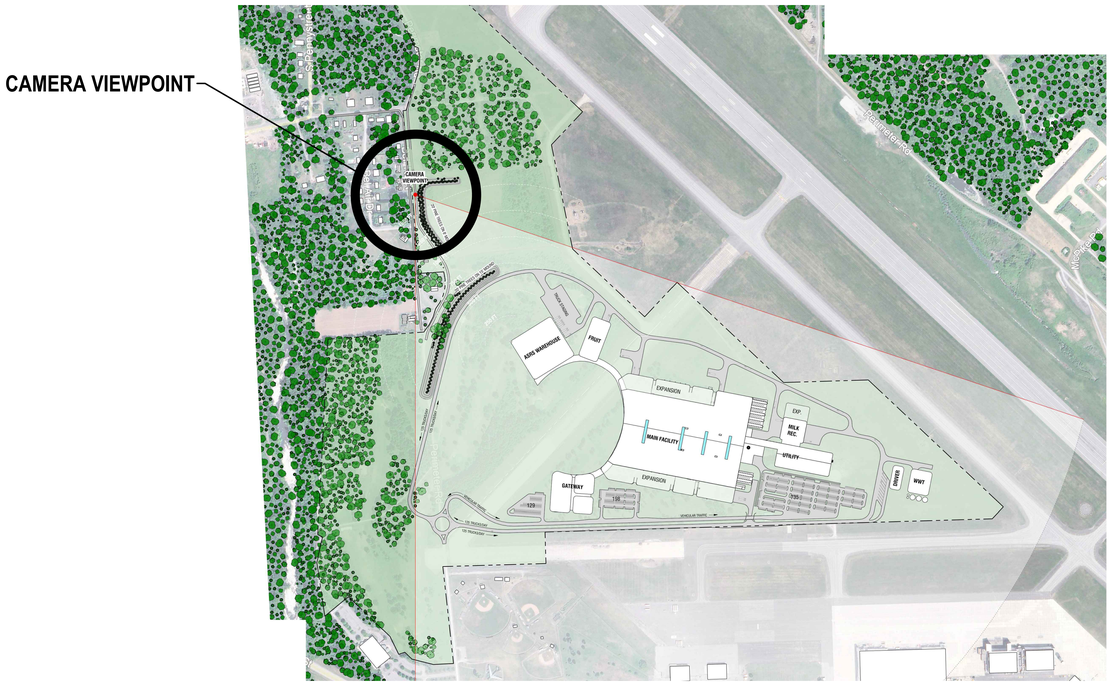
LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

VISUAL ANALYSIS



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PROJECT GLADIATOR

at the core of every great idea...

Chobani

PROJECT GLADIATOR
GRIFFISS BUSINESS AND
TECHNOLOGY PARK
ROME, NY

PROJECT INFO

2025-0308 PROJECT GLADIATOR

REFERENCE
NOT FOR CONSTRUCTION

RODNEY C. IVES JR., LICENSE #077842
EXPIRATION DATE: 02/28/2027

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VISUAL STUDY

WETLAND & WATERWAY DELINEATION REPORT

C&S Engineers, Inc.
499 Col. Eileen Collins Blvd
Syracuse, New York 13212

Wetland & Waterway Delineation Report

Mohawk Glen Golf Course

City of Rome

Oneida County, New York

Prepared for:
Trevor Anderson
Vice President, Environmental Health and Safety
Chobani, LLC
200 Lafayette Street, 6th Floor
New York, New York 10012

September 15, 2025

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Appendices

1.0 Introduction

Chobani, LLC proposes potential development on an approximately 160.6-acre area located north of Mohawk Drive, northeast of East Chestnut Street, and east of Black River Boulevard North (Route 46) in the City of Rome, Onedia County, New York. C&S Engineers, Inc. (C&S) performed a wetland and waterway delineation for the 160.6-acre site (hereinafter referred to as "Project Area of Interest" or "AOI") on August 25, 2025. The delineation is prepared consistent with the New York State Department of Environmental Conservation (NYSDEC) and United States Army Corps of Engineers (USACE) guidelines. This report outlines review of published resource materials, existing site conditions, and the results of field investigations.

1.1 Project Description

Chobani, LLC is proposing potential development on an approximately 160.6-acre site.

1.2 Project Location

The AOI is located north of Mohawk Drive, northeast of East Chestnut Street, and east of Black River Boulevard North (Route 46) in the Town of Rome, Onedia County, New York (See Figure 1). The site occurs within the Mohawk River watershed (USGS Cataloging Unit: 0202004).

2.0 Methods

2.1 Desktop Evaluation

Prior to field survey, C&S reviewed various maps and other sources of information to determine onsite areas that contain aquatic resources. These include:

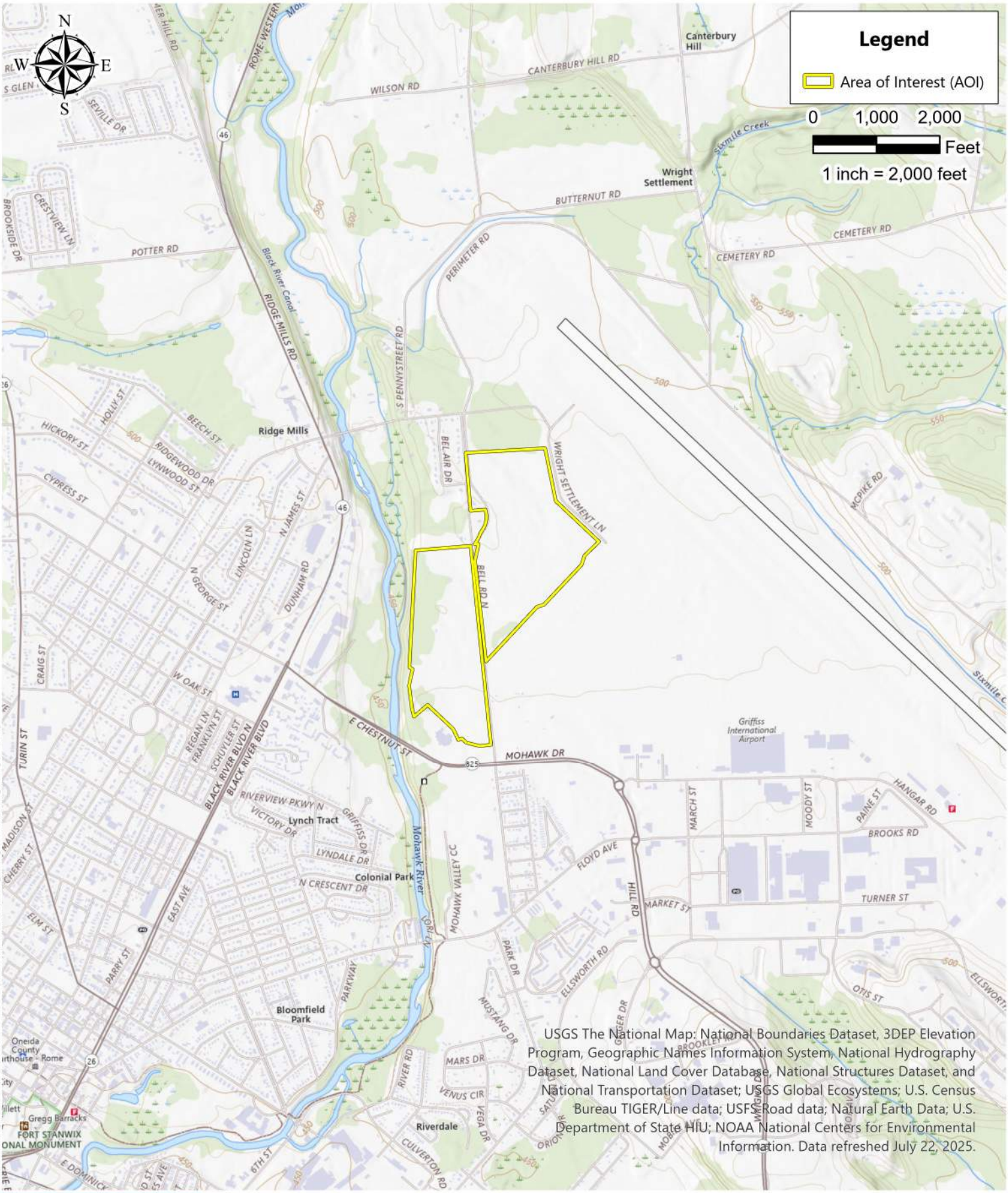
- United States Geological Survey (USGS) topographic maps
- National Wetlands Inventory (NWI) Maps prepared by the U.S. Fish and Wildlife Service (USFWS)
- Informational Freshwater Wetland Maps and Previously Mapped Freshwater Wetlands prepared by the NYSDEC
- Stream Classification Maps prepared by the NYSDEC
- Soil Survey Geographic Database (SSURGO) Soils Map prepared using U.S. Department of Agriculture Natural Resources Conservation Service Soil Survey Geographic Database
- Federal Emergency Management Agency (FEMA) Floodplain Maps

The above references are used initially to identify areas with potential to contain wetlands and streams.

3.0 Field Surveys

3.1 Wetlands

C&S completed wetland delineations within the AOI on August 25, 2025. During field surveys, dominant flora species, hydrologic features, and soil conditions are recorded. Wetland boundaries are delineated using criteria for vegetation, soils, and hydrology as specified in the *1987 Corps of Engineers Wetland Delineation Manual* (USACE 1987) (hereinafter referred to as the USACE Manual) and the *2012 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0* (Regional Supplement) (USACE 2012), as well as the 1995 NYSDEC Freshwater Wetlands Manual. On January 1, 2025, amendments to New York State's Freshwater Wetlands Act went into effect. In these amendments, criteria for the identification of Wetlands of Unusual Importance were presented,



Sources: Created by C&S Companies, Inc.

Figure 1 | Project Location Map

Chobani, LLC
Mohawk Glen Golf Course
City of Rome, Oneida County, New York

which include wetlands within urban areas being DEC regulated regardless of size. This site is within a NYSDEC designated urban area.

Locations of wetland delineation flags are mapped in the field using a Trimble Global Positioning System (GPS). Wetland flags/points are placed and coordinates are recorded via GPS along the wetland boundaries based on observations of hydrophytic vegetation, hydric soils, and hydrology conditions. These observations are made throughout the hydrologic condition continuum to verify the wetland boundary is sufficiently identified. Each wetland is assigned a letter designation, and each wetland flag is labeled with the letter assigned to the wetland and numbered consecutively. All GPS field data are collected and post-processed via Trimble map grade GPS equipment and software. Wetland polygons are created in Geographic Information System (GIS) shapefiles and incorporated on Project base maps for the preparation of report figures. Wetland areas are calculated using Environmental Systems Research Institute ARCGIS ARCView.

Formal wetland determination data forms are completed in the field to document justification for the wetland boundary as delineated (Appendix A). These forms are prepared consistent with the Regional Supplement, and include information pertaining to hydrology, vegetation, and soils for each wetland within the Project AOI.

Vegetation is characterized consistent with the Regional Supplement, and recorded in plots as required by the USACE. Scientific nomenclature for plant species and the indicator status for each plant species occurring within the wetland sampling plot is determined using National Wetland Plant List: 2016 Update of Wetland Ratings (Lichvar et al. 2016). Soil characteristics and hydrology data are observed and collected at test pits within the vegetative plots. The pits are excavated by hand to a depth of 20 inches below grade consistent with the USACE Manual. The presence of hydric soil indicators is determined by describing pertinent characteristics of the soil sample. Soil colors are determined using the Munsell® soil color charts (2000 Edition, Gretag Macbeth, Division of Kollmorgen Instruments Corporation, New Windsor, New York). Hydric soil characteristics such as organic soil layers, reducing conditions, gleying, low-chroma mottles, and concretions are noted. Primary and secondary indicators of hydrology are also noted at each sample plot.

A wetland determination is made at each sample plot after characterizing vegetation, hydrology, and soil. If the vegetation, hydrology, and hydric soil criteria are met, the area is deemed a wetland. If one or more of the criteria are not met, the area is determined to be non-wetland. Completed wetland determination sheets for each representative soil pit are included in Appendix A.

Wetlands identified are further classified consistent with the *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al. 1979). The jurisdictional status of delineated features is discussed consistent with the U.S. Supreme Court's May 25, 2023, decision in the case of Sackett v. Environmental Protection Agency.

3.2 Wetland Manual Differences

The NYSDEC manual and the USACE Manual/Regional Supplement are similar with regard to identifying wetland boundaries; however there are a few significant differences. The first difference is that the

NYSDEC Manual states that if an area meets certain requirements regarding prevalence of wetland vegetation, the area can be considered a wetland without detailed investigation of hydrology and soils. If the wetland vegetation requirements are not met, but more than 50 percent of the dominant species prefer wetland habitats; then an investigation and verification of hydrology and/or hydric soils is required to locate a wetland boundary. The second difference is that the Regional Supplement has established additional methods for determining the dominance of hydrophytic vegetation, additional indicators of wetland hydrology, and additional hydric soils criteria that exceed those identified in the USACE and NYSDEC Manuals. These additional indicators could result in differences of wetland boundaries. In the instance the two wetland boundaries are not consistent as a result of the differences in manuals; the discrepancy between the two will be described within the results section of this report. This summary will include a discussion of the reason for the different boundaries.

3.3 Streams

Stream delineations were completed within and immediately adjacent the AOI. The federally regulated Ordinary High Water (OHW) mark of streams within the Project AOI are delineated using the definitional criteria as presented in Title 33, Code of Federal Regulations, Part 328, and the USACE Regulatory Guidance Letter 05-05 – Guidance on Ordinary High Water Mark Identification. Each stream is categorized in regard to its flow regime as perennial, intermittent, or ephemeral, as defined by the USACE. The methodology in the North Carolina Division of Water Quality Methodology for Identification of Intermittent and Perennial Streams and their Origins, Version 4.11 (NC Division of Water Quality 2010) was referenced in categorizing flow regime of delineated streams. The OHW mark for each stream is mapped using the Trimble GPS.

Streams in the State of New York are protected by Article 15 Use and Protection of Waters. Streams are given classifications that designate the level of protection afforded to each waterbody. Each waterbody identified within the AOI is classified according to Article 15. The waterbody classification categories are AA, A, B, C or D depending on their designated level of protection. Waters with classifications A, B, and C may also have a standard of (T), indicating that it may support a trout population, or (TS), indicating that it may support trout spawning (TS). Streams with a designation of C(T) or higher are considered "protected" waters of New York State.

Stream boundaries are mapped using Trimble GPS units with sub-meter accuracy. Stream lengths are calculated in linear feet using Environmental Systems Research Institute ARCGIS ARCView. The jurisdictional status of delineated features is discussed consistent with the U.S. Supreme Court's May 25, 2023, decision in the case of Sackett v. Environmental Protection Agency.

3.4 Ditches – Federal Jurisdiction

The jurisdictional status of delineated features is discussed consistent with the U.S. Supreme Court's May 25, 2023, decision in the case of Sackett v. Environmental Protection Agency.

4.0 Results

4.1 Desktop Evaluation

Resource mapping used during the desktop review are provided in Figures 1 through 5. Figure 1 depicts the AOI on USGS topographic mapping. Figure 2 provides NYSDEC mapped resources within the AOI. Figure 3 provides NWI mapping, and Figure 4 provides soil survey information. Figure 5 depicts FEMA mapped floodplains within the vicinity of the AOI. A summary of information gathered during the desktop analysis is provided herein.

4.1.1 Topography and Drainage

The Project site appears on the Rome U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle map (See Figure 1). The AOI is located north of Mohawk Drive, northeast of East Chestnut Street, and east of Black River Boulevard North (Route 46) in the City of Rome, Onedia County within the USGS topographic map. The site is generally flat at approximately 500 feet above mean sea level (amsl). The western boundary of the AOI borders a ridge that slopes down to a stream, going from approximately 500 feet amsl to 450 feet amsl (North American Vertical Datum of 1988 [NAVD 88]).

4.1.2 New York State Mapped Resources

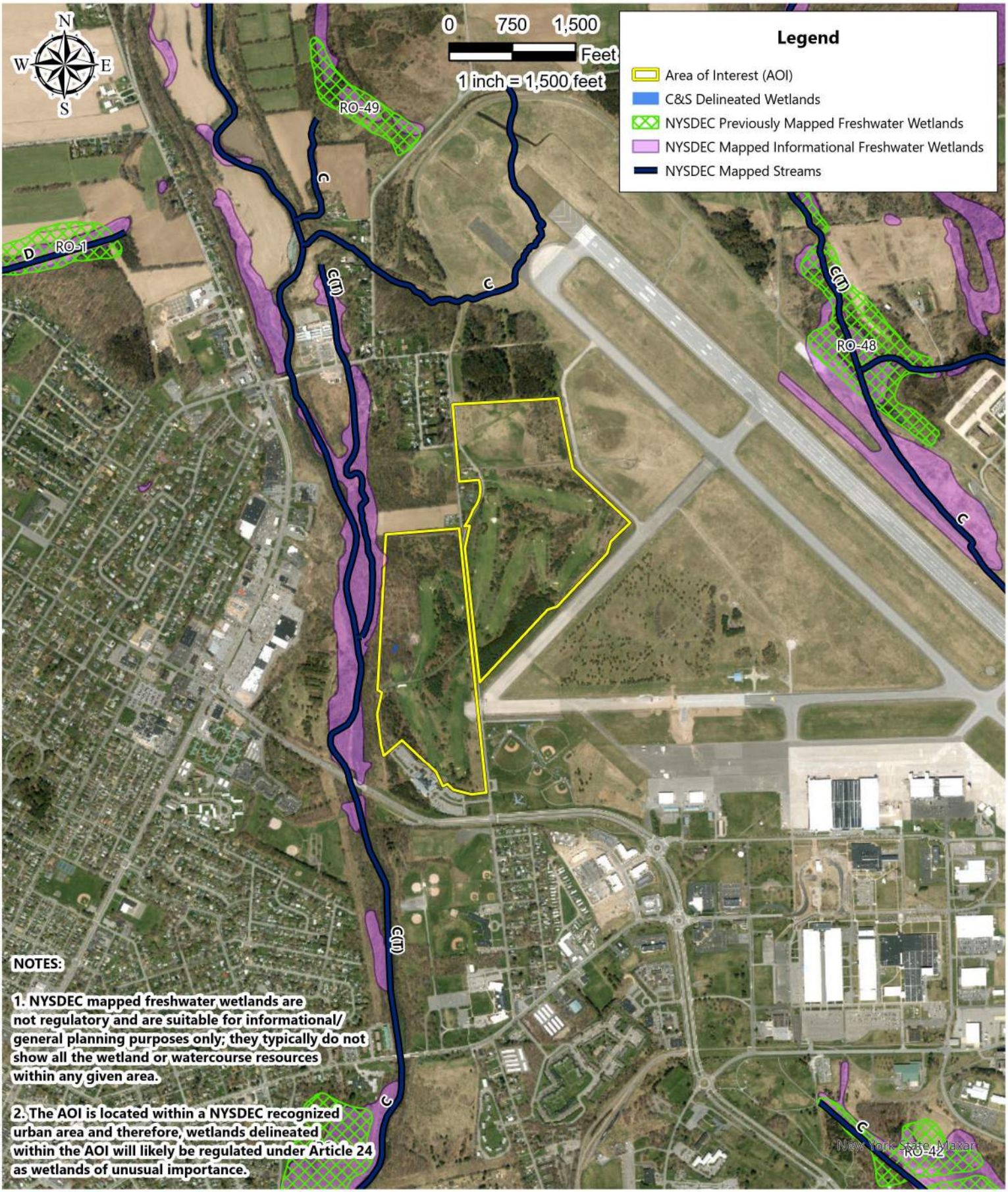
Article 24 of the Environmental Conservation Law historically required the NYSDEC to map freshwater wetlands subject to jurisdiction of the law; however, recent changes no longer require New York State to map regulated wetlands. Regardless, Article 24 Freshwater Wetland Maps show the approximate location of significant wetlands throughout New York State and as such we use these maps to identify the potential presence of wetlands. Additionally, the NYSDEC released informational freshwater wetlands in January 2025 to supplement the previously mapped freshwater wetlands; NYSDEC mapped informational wetlands are not regulatory and are available for informational purposes only. Due to the scale of the mapping and aerial photography used to produce the wetland boundaries, they are suitable for general planning purposes only. Based on the Informational Freshwater Wetland Maps, one NYSDEC mapped informational wetland is located within the AOI, just slightly crossing the western boundary, the majority of the mapped wetland is located outside the site boundaries. No NYSDEC previously mapped wetlands are located within the AOI or in the vicinity. Two NYSDEC streams are mapped in the vicinity of the AOI, outside of the western site boundary, an unnamed tributary of the Mohawk River (Class C with C(T) Standards) and the Mohawk River (Class C with C(T) Standards) (See Figure 2).

4.1.3 National Wetlands Inventory Map

Based on the NWI map there are three mapped resources in the vicinity of the AOI. (See Figure 3). A permanently flooded, unknown perennial riverine system with an unconsolidated bottom (R5UBH), a seasonally flooded, forested, broad-leaved deciduous palustrine feature (PFO1C), and a permanently flooded, lower perennial riverine system with an unconsolidated bottom (R2UBH) are mapped outside of the AOI, running parallel to the western boundary. Note that NWI maps were derived from aerial photo interpretation and are suitable for general planning purposes only; they typically do not show all the wetland or watercourse resources within any given area.

4.1.4 Soil Survey

Five unique soil series are mapped within the AOI as depicted in Figure 4, four of which contain hydric components. Table 1 provides the hydric rating, and acreage of the soils mapped on site. The hydric rating by map unit provided by the USDA NRCS Web Soil Survey is provided as Appendix B.



Sources: Created by C&S Engineers, Inc.

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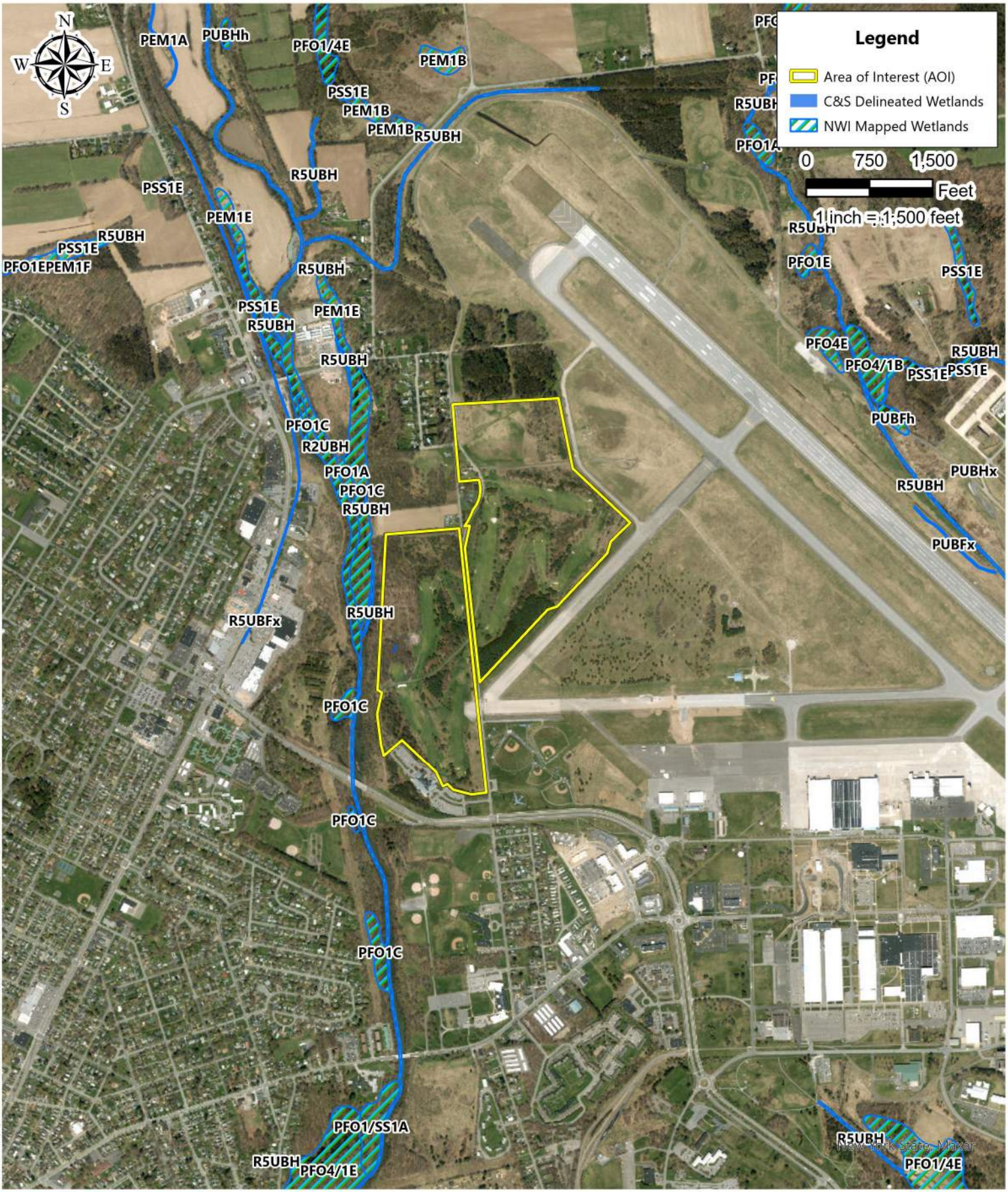
Figure 2 | NYSDEC Freshwater Wetlands & Streams Classification Map

Chobani, LLC
Mohawk Glen Golf Course
City of Rome, Oneida County, New York

Chobani



Sources: Created by C&S Engineers, Inc.

Figure 3 | USFWS NWI Wetlands Map

Chobani, LLC
Mohawk Glen Golf Course
City of Rome, Oneida County, New York

Name	Description
4	Wakeville silt loam, occasionally flooded
23	Urban land
81A	Covert loamy sand, 0 to 3 percent slopes
90A	Windsor loamy fine sand, 0 to 3 percent slopes
350A	Alton gravelly loam, 0 to 3 percent slopes

Sources: Created by C&S Engineers, Inc.

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Figure 4 | USDA NRCS Soils Map

Chobani, LLC
Mohawk Glen Golf Course
City of Rome, Oneida County, New York

Chobani

Table 1. Web Soil Summary in the AOI

Soil map unit	Hydric rating	Acres of soil within AOI	Percent of soil within AOI
4 – Wakeville silt loam, occasionally flooded	8	0.7	0.4%
23 – Urban land	2	9.4	5.8%
81A – Covert loamy sand, 0 to 3 percent slopes	6	57.7	35.9%
90A – Windsor loamy fine sand, 0 to 3 percent slopes	3	51.5	32.1%
350A – Alton gravelly loam, 0 to 3 percent slopes	0	41.3	25.7%

4.1.5 FEMA Floodplain Map

The FEMA floodplain map (See Figure 5) depicts that the AOI is not within a regulatory floodway or floodzone. Outside of the western site boundary is an area within floodzone AE and a regulatory floodway, both associated with the Mohawk River.

4.2 Field Surveys

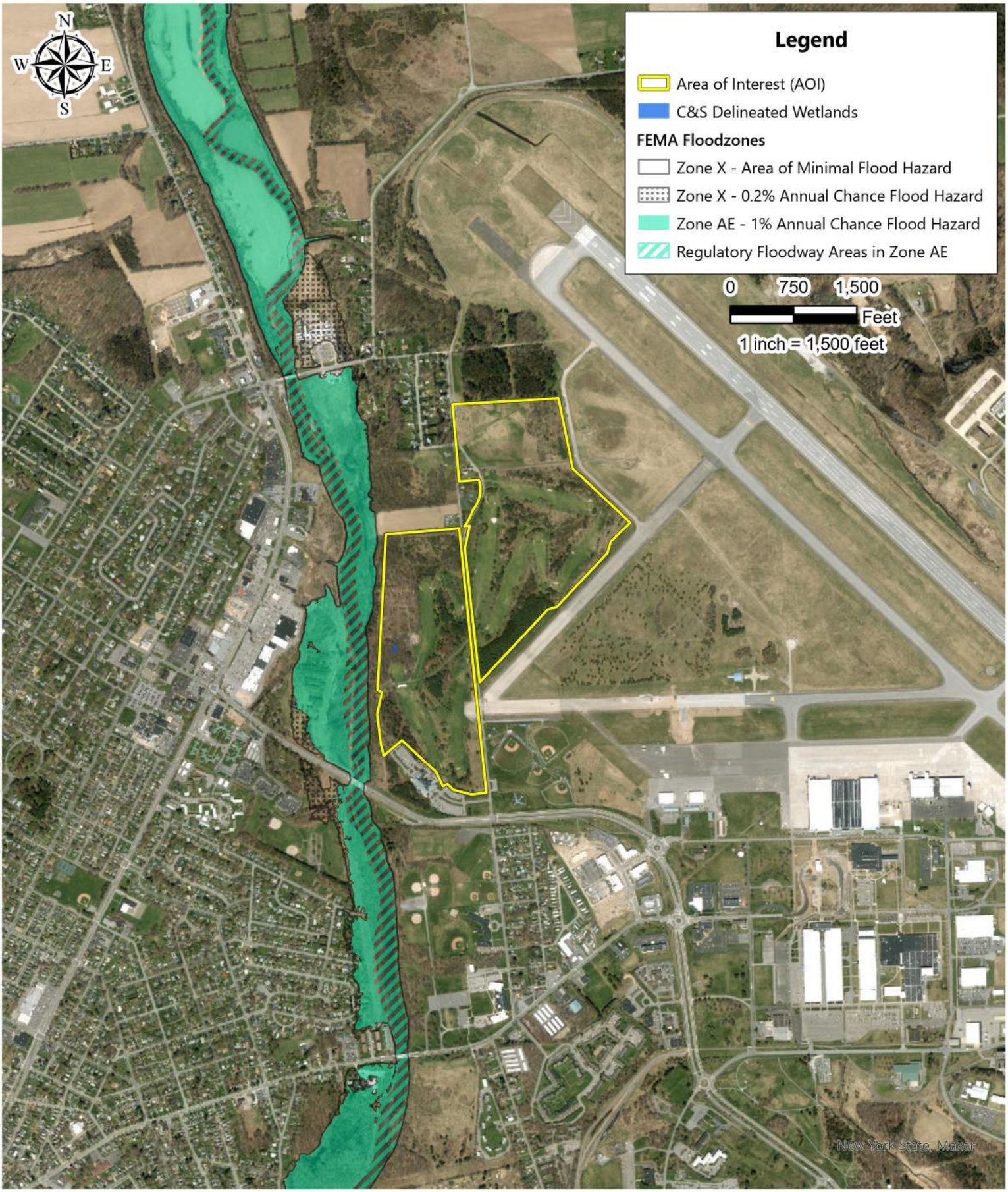
4.2.1 Wetlands

C&S delineated one wetland within the AOI, referred to as Wetland A. The boundary of the delineated wetland is included in Figure 6. Wetland A is categorized as a palustrine emergent (PEM) wetland consistent with the *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al. 1979) (hereinafter referred to as Cowardin). The boundary of the on-site wetland within the AOI is delineated consistent with the NYSDEC and USACE manuals. Table 2 provides a summary of the wetland identified during the field investigation. Photographs of the wetland identified are provided in Appendix C.

Table 2. Wetland Delineation Summary in the AOI

Wetland Id	Cowardin Community Type	Potential Agency Jurisdiction*	Latitude/ Longitude Coordinates	Acreage in AOI
A	PEM	NYSDEC	43.231566° N 75.431445° W	0.08
		TOTAL		0.08

*The site is located within a NYSDEC designated urban area; therefore Wetland A fits the criteria for unusual importance making it potentially jurisdictional by NYSDEC.



Sources: Created by C&S Engineers, Inc.

Figure 5 | FEMA Floodzone Map

Chobani, LLC
Mohawk Glen Golf Course
City of Rome, Oneida County, New York

Sources: Created by C&S Engineers, Inc.

Figure 6 | C&S Wetlands & Surface Waters Delineation Map

Chobani, LLC
Mohawk Glen Golf Course
City of Rome, Oneida County, New York

The PEM Cowardin classes are defined below:

PEM - This aquatic resource is a palustrine emergent wetland. Vegetation is comprised of erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

PSS - This aquatic resource is a palustrine scrub-shrub wetland. Vegetation is predominantly woody with true shrubs, young trees, and trees or shrubs less than 6 meters (20 feet) tall.

PFO - This aquatic resource is a palustrine forested wetland. Vegetation is comprised of an overstory made up of trees at least 6 meters in height, an understory of young trees or shrubs, and an herbaceous layer.

Below is a description of the wetland within the AOI:

Wetland A (PEM/PFO): The hydrophytic vegetation indicator observed was (2) – dominance Test is >50%. The primary hydrologic indicator observed was oxidized rhizospheres on living roots (C3). The secondary hydrologic indicators observed were geomorphic position (D2) and a positive FAC-neutral test (D5). The soil hydric indicator F3 for depleted matrix was observed and met. Wetland A is a small, disturbed wetland with no apparent connection to the stream features noted offsite. No inlet or outlet were observed to or from Wetland A.

4.2.2 Streams and Open Waters

No streams or open waters were identified during field investigation.

4.2.3 Ditches

No ditches were identified during field investigation.

5.0 Conclusion

C&S was retained by Chobani, LLC to complete a wetland and waterway survey for the proposed project. Wetland areas were assessed as waters of the U.S. subject to NYSDEC and USACE jurisdiction. These features are also classified consistent with the *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al. 1979).

One wetland (Wetland A) within the Mohawk River watershed (USGS Cataloging Unit: 0202004) was delineated by C&S within the AOI. Wetland A is a PEM wetland totaling 0.08 acres within the AOI. Wetland A is a potentially NYSDEC regulated feature afforded protection under Article 24 of the Freshwater Wetlands Act, as the AOI is within a NYSDEC designated urban area.

In 2022, New York's Freshwater Wetlands Act (Environmental Conservation Law Article 24) was amended. The 2022 amendment included changes that took effect on January 1, 2025. The delineated wetlands discussed herein are subject to the 2022 regulatory changes. Per the latter amendments, a parcel

jurisdictional determination (parcel JD) is recommended through the NYSDEC. These changes include (but are not limited to) the following:

- The current official NYS Freshwater Wetlands Maps will no longer limit DEC regulatory jurisdiction to wetlands depicted on those maps. Instead, maps will become informational, and any wetlands that meet the applicable definition and criteria will be regulated by DEC and subject to permitting, regardless of whether they appear on the informational maps.
- Small wetlands of "unusual importance" will be regulated if they meet one of 11 newly established criteria listed in the new legislation. These 11 criteria include:
    - Occurs within HUC-12 watershed subject to Significant Flooding
    - Located within (or partially within) an Urban Area
    - Contains Rare Plants
    - Contains Rare Animals
    - Is a Class 1 Wetland
    - Was previously identified as a wetland of Unusual Local Importance
    - Is a Vernal Pool that is known to NYSDEC to be productive for amphibian breeding
    - Wetlands in Floodways
    - Previously Mapped wetlands
    - Wetlands of Local or Regional Significance
    - Wetlands Important for Protection of New York's Water Quality
- Small wetlands of "unusual importance" will continue to be regulated if they meet one of the criteria listed in the new legislation.

No streams or open waters were identified during field investigation.

No ditches were identified during field investigation.

The final boundary and jurisdictional status of the on-site feature is subject to approval by both the USACE and NYSDEC.

6.0 Literature Cited

Cowardin, L. M., V. Carter, F. C. Golet, and E. T. LaRoe. 1979. Classification of wetlands and deepwater habitats of the United States. U. S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. (available at: Northern Prairie Wildlife Research Center, Jamestown, North Dakota website http://www.npwrc.usgs.gov/resource/1998/classwet/classwet.htm).

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USACE. 1987. Corps of Engineers Wetlands Delineation Manual. Final Report. Wetlands Research Program Technical Report Y-87-1 (on-line edition), Waterways Experiment Station, Environmental Laboratory, Vicksburg, Mississippi. 143 pp.

USACE. 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, ERDC/EL TR-12-1 (Version 2.0). U.S. Army Engineer Research and Development Center, Vicksburg, Mississippi.

APPENDIX A
USACE WETLAND DATA FORMS

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-A-1

Investigator(s): S. Booth, A. Kopinski Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): Convex Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.231620° Long: -75.431524° Datum: NAD83

Soil Map Unit Name: 350A - Alton gravelly loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: UP-A-1

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Carya cordiformis*	15	Yes	FAC
2. *Acer saccharum*	3	No	FACU
3. *Prunus serotina*	3	No	FACU
4.			
5.			
6.			
7.			
	21	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 feet)			
1. *Carya cordiformis*	7	Yes	FAC
2. *Lonicera morrowii*	7	Yes	FACU
3. *Fraxinus pennsylvanica*	2	No	FACW
4.			
5.			
6.			
7.			
	16	=Total Cover	
Herb Stratum (Plot size: 5 feet)			
1. *Fraxinus pennsylvanica*	3	No	FACW
2. *Lonicera morrowii*	7	Yes	FACU
3. *Geranium robertianum*	7	Yes	UPL
4. *Geum laciniatum*	3	No	FACW
5. *Alliaria petiolata*	10	Yes	FACU
6. *Persicaria virginiana*	10	Yes	FAC
7.			
8.			
9.			
10.			
11.			
12.			
	40	=Total Cover	
Woody Vine Stratum (Plot size: 30 feet)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 42.9% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	8	x 2 =	16
FAC species	32	x 3 =	96
FACU species	30	x 4 =	120
UPL species	7	x 5 =	35
Column Totals:	77 (A)		267 (B)

Prevalence Index = B/A = 3.47

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-A-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/3	100					Loamy/Clayey	
8-10	10YR 4/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Restrictive Roots

Depth (inches): 10

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: W-A-1

Investigator(s): S. Booth, A. Kopinski Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.231656° Long: -75.431385° Datum: NAD83

Soil Map Unit Name: 350A - Alton gravelly loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes X	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: W-A-1

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Carya cordiformis*	3	No	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	3	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 feet)			
1. *Fraxinus pennsylvanica*	7	Yes	FACW
2. *Lonicera morrowii*	2	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	9	=Total Cover	
Herb Stratum (Plot size: 5 feet)			
1. *Solidago rugosa*	7	Yes	FAC
2. *Cyperus esculentus*	10	Yes	FACW
3. *Oxalis stricta*	7	Yes	FACU
4. *Fraxinus pennsylvanica*	7	Yes	FACW
5. *Clinopodium vulgare*	5	No	UPL
6. *Geranium robertianum*	5	No	UPL
7. *Rosa multiflora*	5	No	FACU
8.			
9.			
10.			
11.			
12.			
	46	=Total Cover	
Woody Vine Stratum (Plot size: 30 feet)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	24	x 2 =	48
FAC species	10	x 3 =	30
FACU species	14	x 4 =	56
UPL species	10	x 5 =	50
Column Totals:	58 (A)		184 (B)

Prevalence Index = B/A = 3.17

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: W-A-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 4/2	97	10YR 4/6	3	C	PL/M	Loamy/Clayey	Prominent redox concentrations
6-10	10YR 4/2	95	10YR 3/6	2	C	M	Loamy/Clayey	Prominent redox concentrations
			10YR 5/8	3	C	PL/M		Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Restrictive Rock

Depth (inches): 10

Hydric Soil Present? **Yes** X **No** ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-1

Investigator(s): S. Booth, A. Kopinski Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.234547° Long: -75.431166° Datum: NAD83

Soil Map Unit Name: 350A - Alton gravelly loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: UP-1

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Rhus typhina*	10	Yes	UPL
2. *Pinus sylvestris*	5	Yes	UPL
3. *Fraxinus pennsylvanica*	3	No	FACW
4. *Ulmus americana*	3	No	FACW
5.			
6.			
7.			
	21	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 feet)			
1. *Crataegus punctata*	5	Yes	UPL
2. *Lonicera morrowii*	15	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	20	=Total Cover	
Herb Stratum (Plot size: 5 feet)			
1. *Parthenocissus quinquefolia*	10	Yes	FACU
2. *Oxalis stricta*	5	No	FACU
3. *Persicaria virginiana*	5	No	FAC
4. *Geum laciniatum*	2	No	FACW
5. *Alliaria petiolata*	15	Yes	FACU
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	37	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	8	x 2 =	16
FAC species	5	x 3 =	15
FACU species	45	x 4 =	180
UPL species	20	x 5 =	100
Column Totals:	78 (A)		311 (B)

Prevalence Index = B/A = 3.99

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-1	10YR 2/1	100					Loamy/Clayey	
1-10	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Retrictive Roots/Rocks

Depth (inches): 10

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-2

Investigator(s): S. Booth, A. Kopinski Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.232745° Long: -75.429261° Datum: NAD83

Soil Map Unit Name: 81A - Covert loamy sand, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: UP-2

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Pinus strobus*	20	Yes	FACU
2. *Carya cordiformis*	5	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	25	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 feet)			
1. *Acer saccharum*	3	No	FACU
2. *Lonicera morrowii*	10	Yes	FACU
3. *Fraxinus pennsylvanica*	5	Yes	FACW
4.			
5.			
6.			
7.			
	18	=Total Cover	
Herb Stratum (Plot size: 5 feet)			
1. *Persicaria virginiana*	10	Yes	FAC
2. *Acer saccharum*	5	No	FACU
3. *Acer rubrum*	3	No	FAC
4. *Rubus allegheniensis*	10	Yes	FACU
5. *Fragaria vesca*	7	Yes	UPL
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	35	=Total Cover	
Woody Vine Stratum (Plot size: 30 feet)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 42.9% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	5	x 2 =	10
FAC species	18	x 3 =	54
FACU species	48	x 4 =	192
UPL species	7	x 5 =	35
Column Totals:	78 (A)		291 (B)

Prevalence Index = B/A = 3.73

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rocky Gravel

Depth (inches): 10

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-3

Investigator(s): S. Booth, A. Kopinski Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.232420° Long: -75.431202° Datum: NAD83

Soil Map Unit Name: 350A - Alton gravelly loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: UP-3

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Platanus occidentalis*	3	No	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	3	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 feet)			
1. *Carpinus caroliniana*	7	Yes	FAC
2. *Rhus typhina*	10	Yes	UPL
3. *Fraxinus pennsylvanica*	3	No	FACW
4. *Robinia pseudoacacia*	2	No	FACU
5.			
6.			
7.			
	22	=Total Cover	
Herb Stratum (Plot size: 5 feet)			
1. *Solidago canadensis*	15	Yes	FACU
2. *Rubus allegheniensis*	7	Yes	UPL
3. *Toxicodendron radicans*	5	No	FAC
4. *Geranium robertianum*	3	No	FACU
5. *Acer saccharum*	2	No	FACU
6. *Galium triflorum*	3	No	FACU
7. *Circaea canadensis*	3	No	FACU
8. *Galium mollugo*	5	No	FACU
9.			
10.			
11.			
12.			
	43	=Total Cover	
Woody Vine Stratum (Plot size: 30 feet)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 25.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	6	x 2 =	12
FAC species	12	x 3 =	36
FACU species	33	x 4 =	132
UPL species	17	x 5 =	85
Column Totals:	68 (A)		265 (B)

Prevalence Index = B/A = 3.90

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Restrictive Rock

Depth (inches): 10

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-4

Investigator(s): S. Booth, A. Kopinski Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.230727° Long: -75.429290° Datum: NAD83

Soil Map Unit Name: 81A - Covert loamy sand, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: UP-4

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Pinus strobus*	15	Yes	FACU
2. *Acer saccharum*	5	No	FACU
3. *Carya cordiformis*	3	No	FAC
4. *Fraxinus pennsylvanica*	2	No	FACW
5. *Prunus serotina*	3	No	FACU
6.			
7.			
	28	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 feet)			
1. *Lonicera morrowii*	3	No	FACU
2. *Crataegus punctata*	10	Yes	UPL
3. *Acer saccharum*	5	Yes	FACU
4.			
5.			
6.			
7.			
	18	=Total Cover	
Herb Stratum (Plot size: 5 feet)			
1. *Persicaria virginiana*	15	Yes	FAC
2. *Carya cordiformis*	2	No	FAC
3. *Crataegus punctata*	2	No	UPL
4. *Rubus allegheniensis*	5	No	FACU
5. *Geranium robertianum*	7	Yes	UPL
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	31	=Total Cover	
Woody Vine Stratum (Plot size: 30 feet)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 20.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	2	x 2 =	4
FAC species	20	x 3 =	60
FACU species	36	x 4 =	144
UPL species	19	x 5 =	95
Column Totals:	77 (A)		303 (B)

Prevalence Index = B/A = 3.94

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Restrictive Rocks/Roots

Depth (inches): 5

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-5

Investigator(s): S. Booth, A. Kopinski Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.229132° Long: -75.431531° Datum: NAD83

Soil Map Unit Name: 350A - Alton gravelly loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: UP-5

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Picea abies*	20	Yes	UPL
2. *Robinia pseudoacacia*	7	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	27	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 feet)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Herb Stratum (Plot size: 5 feet)			
1. *Persicaria virginiana*	3	Yes	FAC
2. *Celastrus orbiculatus*	3	Yes	FACU
3. *Alliaria petiolata*	3	Yes	FACU
4. *Fraxinus pennsylvanica*	3	Yes	FACW
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	12	=Total Cover	
Woody Vine Stratum (Plot size: 30 feet)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	3	x 2 =	6
FAC species	3	x 3 =	9
FACU species	13	x 4 =	52
UPL species	20	x 5 =	100
Column Totals:	39 (A)		167 (B)

Prevalence Index = B/A = 4.28

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Restrictive Rock

Depth (inches): 5

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-6

Investigator(s): S. Booth, A. Kopinski Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.228894° Long: -75.430225° Datum: NAD83

Soil Map Unit Name: 81A - Covert loamy sand, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: UP-6

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer saccharum*	3	No	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	3	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 feet)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Herb Stratum (Plot size: 5 feet)			
1. *Trifolium repens*	25	Yes	FACU
2. *Phleum pratense*	25	Yes	FACU
3. *Poa pratensis*	5	No	FACU
4. *Agrostis capillaris*	3	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	58	=Total Cover	
Woody Vine Stratum (Plot size: 30 feet)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	3	x 3 =	9
FACU species	58	x 4 =	232
UPL species	0	x 5 =	0
Column Totals:	61 (A)		241 (B)

Prevalence Index = B/A = 3.95

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Gravelly Rock

Depth (inches): 5

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-7

Investigator(s): S. Booth, A. Kopinski Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.227525° Long: -75.428072° Datum: NAD83

Soil Map Unit Name: 81A - Covert loamy sand, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: UP-7

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Picea abies*	3	Yes	UPL
2. *Pinus strobus*	3	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	6	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 feet)			
1. *Lonicera morrowii*	5	No	FACU
2. *Celastrus orbiculatus*	55	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	60	=Total Cover	
Herb Stratum (Plot size: 5 feet)			
1. *Celastrus orbiculatus*	55	Yes	FACU
2. *Clinopodium vulgare*	15	No	UPL
3. *Galium mollugo*	15	No	FACU
4. *Rubus allegheniensis*	5	No	FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	90	=Total Cover	
Woody Vine Stratum (Plot size: 30 feet)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	138	x 4 =	552
UPL species	18	x 5 =	90
Column Totals:	156 (A)		642 (B)

Prevalence Index = B/A = 4.12

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-12	10YR 3/3	100					Loamy/Clayey	
12-15	10YR 4/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Gravelly Rock

Depth (inches): 15

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-8

Investigator(s): S. Booth, A. Kopinski Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.229781° Long: -75.429152° Datum: NAD83

Soil Map Unit Name: 81A - Covert loamy sand, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: UP-8

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Pinus strobus*	5	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	5	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 feet)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Herb Stratum (Plot size: 5 feet)			
1. *Taraxacum officinale*	2	No	FACU
2. *Phleum pratense*	35	Yes	FACU
3. *Trifolium repens*	25	Yes	FACU
4. *Potentilla argentea*	3	No	FACU
5. *Plantago lanceolata*	15	No	FACU
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	80	=Total Cover	
Woody Vine Stratum (Plot size: 30 feet)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	85	x 4 =	340
UPL species	0	x 5 =	0
Column Totals:	85 (A)		340 (B)

Prevalence Index = B/A = 4.00

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Restrictive Rock

Depth (inches): 5

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-9

Investigator(s): S. Booth, A. Kopinski Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.234274° Long: -75.429312° Datum: NAD83

Soil Map Unit Name: 350A - Alton gravelly loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: UP-9

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Rhus typhina*	25	Yes	UPL
2. *Ulmus americana*	2	No	FACW
3. *Populus tremuloides*	5	No	FACU
4. *Malus domestica*	3	No	UPL
5.			
6.			
7.			
	35	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 feet)			
1. *Fraxinus pennsylvanica*	5	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	5	=Total Cover	
Herb Stratum (Plot size: 5 feet)			
1. *Euthamia graminifolia*	3	No	FAC
2. *Solidago rugosa*	3	No	FAC
3. *Solidago canadensis*	10	Yes	FACU
4. *Alliaria petiolata*	5	No	FACU
5. *Rubus allegheniensis*	15	Yes	FACU
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	36	=Total Cover	
Woody Vine Stratum (Plot size: 30 feet)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 25.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	7	x 2 =	14
FAC species	6	x 3 =	18
FACU species	35	x 4 =	140
UPL species	28	x 5 =	140
Column Totals:	76 (A)		312 (B)

Prevalence Index = B/A = 4.11

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-10	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Restrictive Roots

Depth (inches): 10

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-100

Investigator(s): J. Strong Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.237775N Long: 75.427183W Datum: NAD83

Soil Map Unit Name: 90A - Windsor loamy fine sand, 0-3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: UP-100

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15 feet)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Herb Stratum (Plot size: 5 feet)			
1. *Trifolium fragiferum*	10	No	FACU
2. *Panicum capillare*	35	Yes	FAC
3. *Phleum pratense*	30	Yes	FACU
4. *Hieracium aurantiacum*	10	No	UPL
5. *Cynodon dactylon*	15	No	FACU
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	35	x 3 =	105
FACU species	55	x 4 =	220
UPL species	10	x 5 =	50
Column Totals:	100 (A)		375 (B)

Prevalence Index = B/A = 3.75

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-100

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-1	10YR 3/1	100					Loamy/Clayey	
1-18	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-101

Investigator(s): J. Strong Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.238948N Long: 75.428158W Datum: NAD83

Soil Map Unit Name: 350A - Alton gravelly loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: UP-101

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Pinus sylvestris*	15	Yes	UPL
2. *Malus hupehensis*	20	Yes	UPL
3.			
4.			
5.			
6.			
7.			
	35	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 feet)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Herb Stratum (Plot size: 5 feet)			
1. *Filipendula ulmaria*	10	No	FAC
2. *Rubus allegheniensis*	45	Yes	FACU
3. *Solidago rugosa*	25	Yes	FAC
4. *Solidago canadensis*	15	No	FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	95	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 25.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	35	x 3 =	105
FACU species	60	x 4 =	240
UPL species	35	x 5 =	175
Column Totals:	130 (A)		520 (B)

Prevalence Index = B/A = 4.00

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-101

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 3/1	100					Loamy/Clayey	
2-18	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-102

Investigator(s): J. Strong Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.238353N Long: 75.424307W Datum: NAD83

Soil Map Unit Name: 90A - Windsor loamy fine sand, 0-3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: UP-102

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Pinus sylvestris*	15	Yes	UPL
2. *Malus hupehensis*	15	Yes	UPL
3.			
4.			
5.			
6.			
7.			
	30	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 feet)			
1. *Lonicera morrowii*	20	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	20	=Total Cover	
Herb Stratum (Plot size: 5 feet)			
1. *Rubus allegheniensis*	25	Yes	FACU
2. *Centaurea nigra*	10	No	UPL
3. *Solidago rugosa*	55	Yes	FAC
4. *Euthamia graminifolia*	25	Yes	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	115	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	80	x 3 =	240
FACU species	45	x 4 =	180
UPL species	40	x 5 =	200
Column Totals:	165 (A)		620 (B)

Prevalence Index = B/A = 3.76

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-102

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-1	10YR 3/1	100					Loamy/Clayey	
1-18	10YR 3/4	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-103

Investigator(s): J. Strong Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.237326N Long: 75.424436W Datum: NAD83

Soil Map Unit Name: 90A - Windsor loamy fine sand, 0-3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: UP-103

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15 feet)			
1. *Lonicera morrowii*	15	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	15 =Total Cover		
Herb Stratum (Plot size: 5 feet)			
1. *Rubus allegheniensis*	20	No	FACU
2. *Solidago canadensis*	85	Yes	FACU
3. *Solidago rugosa*	20	No	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	125 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	20	x 3 =	60
FACU species	120	x 4 =	480
UPL species	0	x 5 =	0
Column Totals:	140 (A)		540 (B)

Prevalence Index = B/A = 3.86

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-103

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-1	10YR 3/1	100					Loamy/Clayey	
1-18	10YR 4/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-104

Investigator(s): J. Strong Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.237326N Long: 75.424436W Datum: NAD83

Soil Map Unit Name: 90A - Windsor loamy fine sand, 0-3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: UP-104

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15 feet)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Herb Stratum (Plot size: 5 feet)			
1. *Agrostis mertensii*	50	Yes	FACU
2. *Hypericum perforatum*	10	No	UPL
3. *Phleum pratense*	35	Yes	FACU
4. *Trifolium fragiferum*	10	No	FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	105 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	95	x 4 =	380
UPL species	10	x 5 =	50
Column Totals:	105 (A)		430 (B)

Prevalence Index = B/A = 4.10

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-104

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-1	10YR 3/2	100					Loamy/Clayey	
1-18	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-105

Investigator(s): J. Strong Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.232675N Long: 75.425382W Datum: NAD83

Soil Map Unit Name: 81A - Covert loamy sand, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: UP-105

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Pinus sylvestris*	90	Yes	UPL
2.			
3.			
4.			
5.			
6.			
7.			
	90 =Total Cover		
Sapling/Shrub Stratum (Plot size: 15 feet)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Herb Stratum (Plot size: 5 feet)			
1. *Aralia nudicaulis*	10	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	10	x 4 =	40
UPL species	90	x 5 =	450
Column Totals:	100 (A)		490 (B)

Prevalence Index = B/A = 4.90

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-105

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR 3/3	100					Loamy/Clayey	
3-18	10YR 4/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-106

Investigator(s): J. Strong Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.233767N Long: 75.425981W Datum: NAD83

Soil Map Unit Name: 81A - Covert loamy sand, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: UP-106

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer saccharum*	20	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	20	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 feet)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Herb Stratum (Plot size: 5 feet)			
1. *Agrostis mertensii*	20	Yes	FACU
2. *Taraxacum officinale*	15	No	FACU
3. *Phleum pratense*	45	Yes	FACU
4. *Trifolium fragiferum*	15	No	FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	95	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	115	x 4 =	460
UPL species	0	x 5 =	0
Column Totals:	115 (A)		460 (B)

Prevalence Index = B/A = 4.00

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-106

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-1	10YR 3/2	100					Loamy/Clayey	
1-18	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-107

Investigator(s): J. Strong Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.235458N Long: 75.424206W Datum: NAD83

Soil Map Unit Name: 90A - Windsor loamy fine sand, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: UP-107

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Malus hupehensis*	10	Yes	UPL
2.			
3.			
4.			
5.			
6.			
7.			
	10	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 feet)			
1. *Lonicera morrowii*	25	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	25	=Total Cover	
Herb Stratum (Plot size: 5 feet)			
1. *Solidago canadensis*	30	Yes	FACU
2. *Fragaria vesca*	15	No	UPL
3. *Clinopodium vulgare*	15	No	UPL
4. *Calystegia sepium*	20	Yes	FAC
5. *Asclepias syriaca*	15	No	UPL
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	95	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 25.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	20	x 3 =	60
FACU species	55	x 4 =	220
UPL species	55	x 5 =	275
Column Totals:	130 (A)		555 (B)

Prevalence Index = B/A = 4.27

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-107

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Mohawk Glen Golf Course Project City/County: Rome/Oneida Sampling Date: 8/25/2025

Applicant/Owner: Chobani, LLC State: NY Sampling Point: UP-108

Investigator(s): J. Strong Section, Township, Range: 244.000-0001-004.002

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.236201N Long: 75.426142W Datum: NAD83

Soil Map Unit Name: 90A - Windsor loamy fine sand, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: UP-108

Tree Stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer saccharum*	15	Yes	FACU
2. *Pinus sylvestris*	60	Yes	UPL
3.			
4.			
5.			
6.			
7.			
	75	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 feet)			
1. *Lonicera morrowii*	20	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	20	=Total Cover	
Herb Stratum (Plot size: 5 feet)			
1. *Rubus allegheniensis*	15	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	15	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	50	x 4 =	200
UPL species	60	x 5 =	300
Column Totals:	110 (A)		500 (B)

Prevalence Index = B/A = 4.55

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

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Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP-108

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-18	10YR 4/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
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- ___ Black Histic (A3)
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- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

APPENDIX B
WEB SOIL SURVEY

Hydric Rating by Map Unit—Oneida County, New York
(AOI_Chobani)

Map Scale: 1:8,350 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 400 800 1600 2400

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Oneida County, New York
Survey Area Data: Version 27, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 15, 2022—Oct 28, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
4	Wakeville silt loam, occasionally flooded	8	0.7	0.4%
23	Urban land	2	9.4	5.8%
81A	Covert loamy sand, 0 to 3 percent slopes	6	57.7	35.9%
90A	Windsor loamy fine sand, 0 to 3 percent slopes	3	51.5	32.1%
350A	Alton gravelly loam, 0 to 3 percent slopes	0	41.3	25.7%
Totals for Area of Interest			**160.6**	**100.0%**

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

APPENDIX C
PHOTOGRAPHS

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-A-1 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-A-1 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of W-A-1 Data Point. Photo taken 08/25/2025.

Photo of soils at W-A-1 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-1 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-1 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-2 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-2 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-3 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-3 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-4 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-4 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-5 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-5 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-6 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-6 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-7 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-7 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-8 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-8 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-9 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-9 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-100 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-100 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-101 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-101 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-102 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-102 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-103 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-103 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-104 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-104 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-105 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-105 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-106 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-106 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-107 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-107 Data Point. Photo taken 08/25/2025.

Photo Documentation

Project: Mohawk Glen Golf Course Project,
City of Rome, Onedia County, New York

Photo of UP-108 Data Point. Photo taken 08/25/2025.

Photo of soils at UP-108 Data Point. Photo taken 08/25/2025.

RARE, THREATENED, ENDANGERED SPECIES HABITAT MEMO

C&S Engineers, Inc.
499 Col. Eileen Collins Blvd
Syracuse, New York 13212

TECHNICAL MEMORANDUM

To: Chobani, LLC

From: Bryan A. Bayer, PWS

Date: September 26, 2025

File: BF5.001.003

Re: Mohawk Glen Golf Course, City of Rome, Oneida County, New York

A rare, threatened, and endangered (RTE) species habitat assessment was performed by a qualified environmental scientist from C&S Engineers, Inc. (C&S) on August 25, 2025 within the Mohawk Glen Golf Course site located north of Mohawk Drive, northeast of East Chestnut Street, and east of Black River Boulevard North (Route 46) in the City of Rome, Onedia County, New York. The Area of Interest (AOI) is comprised of a 160.6-acre portion a parcel (Tax Parcel ID 224.000-0001-004.002) (See Attachment A, Figure 1). This technical memorandum was prepared to discuss the findings of the field investigation.

Existing Vegetative Communities

In March 2014, the New York State Department of Environmental Conservation (NYSDEC) published a report entitled *Ecological Communities of New York State*[1], Second Edition (*Ecological Communities*) as part of the New York Natural Heritage Program inventory. The report is a revised and expanded version of the original 1990 version that lists and describes ecological systems, subsystems, and communities within New York State. The classification was developed to help assess and protect biological diversity of the state. An assessment of the vegetative cover types within the proposed project area was conducted consistent with the representative characteristics presented in *Ecological Communities*.

Based on review of aerial photography and information collected during C&S's site visit, the AOI contains the following habitats: (1) conifer plantation, (2) mowed lawn with trees, (3) paved road/path, (4) rural structure exterior (5) shallow emergent marsh, (6) successional old field, (7) successional southern hardwoods, and (8) unpaved road/path.

[1] Edinger, G.J., D.J. Evans, S. Gebauer, T.G. Howard, D.M. Hunt, and A.M. Olivero (editors). 2014. *Ecological Communities of New York State.* Second Edition. Accessed on October 9, 2017. Available at: http://www.dec.ny.gov/docs/wildlife_pdf/ecocomm2014.pdf

Each of these habitats is described below:

Area 1: Conifer Plantation

Ecological Communities defines conifer plantation as a stand of softwoods planted for the purpose of cultivation and harvest of timber products, or to provide wildlife habitat, soil erosion control, windbreaks, or landscaping. This community definition excludes stands in which pine, spruce, or fir are dominant, though they may be present at low densities. These stands may be monocultures, or they could be mixed stands with two or more codominant species. Common species planted in these stands are European larch (*Larix decidua*), Japanese larch (*Larix kaempferi*), and northern white cedar (*Thuja occidentalis*). Ground layer vegetation is typically sparse, one characteristic ground layer plant is Speedwell (*Veronica officinalis*). Conifer plantation communities are located throughout the AOI. Species identified include, Norway spruce (*Picea abies*), white pine (*Pinus strobus*), and Scotch pine (*Pinus sylvestris*) at low densities, acting as co-dominant species.

Area 2: Mowed Lawn with Trees

The mowed lawn with trees ecological community was identified within the northeastern portion of the AOI. According to *Ecological Communities*, this habitat contains mowed lawn generally within residential, recreational, or commercial land, that is shaded by at least 30% tree cover. This community generally supports mammals such as gray squirrel (*Sciurus carolinensis*) and birds including American robin (*Turdus migratorius*), mourning dove (*Aenaida macroura*), and northern mockingbird (*Mimus polyglottos*). Mowed lawn with trees occurs in the northwest portion of the AOI, bordering Perimeter Road.

Area 3: Paved Road/Path

Ecological Communities defines paved road/path as a road or pathway that is paved with asphalt, concrete, brick, stone, etc. The paved surface may have sparse vegetation rooted in cracks. Paved road/path is located in the northwest, central southwest, and southeast portions of the AOI.

Area 4: Rural Structure Exterior

Ecological Communities defines a rural structure exterior as a commercial building, barn, house, or bridge (or any structural surface constructed from inorganic materials). These structures are generally located in rural or sparsely populated suburban areas. Sparse vegetation may exist in the form

of lichens, mosses, and terrestrial algae on structural surfaces, and vascular plants occur within cracks. Birds and insects may use cracks and crevices within these structures as habitat, and bats may use the latter spaces for roosting. Common birds include American robin, and eastern phoebe (*Sayornis phoebe*) on porches or under shelter, and barn swallow (*Hirundo rustica*) under shelter. Rural structure exterior is located in central-west and northwest portion of the AOI.

Area 5: Shallow Emergent Marsh

Ecological Communities defines a shallow emergent marsh as a marsh meadow habitat located on mineral soil or deep muck. These palustrine wetland communities are maintained by permanent saturation and seasonal flooding. This habitat type is variable, some areas containing a high species biodiversity, with others supporting a single dominant species. Characteristic plants include cattails (*Typha latifolia*, *T. angustifolia*, *T. x glauca*), sedges (*Carex* spp.), marsh St. John's wort (*Triadenum virginicum*), arrowhead (*Sagittaria latifolia*), goldenrods (*Solidago rugosa*, *S. gigantea*), spotted joe-pye-weed (*Eutrochium maculatum*), boneset (*Eupatorium perfoliatum*), jewelweed (*Impatiens capensis*), etc. Shallow emergent marshes may contain scattered shrubs, although shrub cover will remain below 50%; characteristic shrubs include speckled alder (*Alnus incana* ssp. *rugosa*), shrubby dogwoods (*Cornus amomum*, *C. sericea*), willows (*Salix* spp.), and buttonbush (*Cephalanthus occidentalis*). These communities support a variety of amphibian species including northern spring peeper (*Pseudacris crucifer*), green frog (*Rana clamitans melanota*), American toad (*Bufo americanus*), and wood frog (*Rana sylvatica*). Various bird species also use these habitats, including red-winged blackbird (*Agelaius phoeniceus*), marsh wren (*Cistothorus palustris*), swamp sparrow (*Melospiza georgiana*), and common yellowthroat (*Geothlypis trichas*). Shallow emergent marsh habitat occurs in the western, central portion of the AOI.

Area 6: Successional Old Field

Ecological Communities defines successional old field as a meadow dominated by forbs and grasses that occurs on sites that have been cleared and plowed (for farming or development), and then abandoned. Fields that are mowed at an interval (e.g., less than once per year) that favors the reproduction of characteristic successional old field species are included here. Characteristic herbs include goldenrods (*Solidago altissima*, *S. nemoralis*, *S. rugosa, S. juncea*, *S. canadensis*, and *Euthamia graminifolia*),

bluegrasses (*Poa pratensis*, *P. compressa*), timothy (*Phleum pratense*), quackgrass (*Elymus repens*), smooth brome (*Bromus inermis*), sweet vernal grass (*Anthoxanthum odoratum*), orchard grass (*Dactylis glomerata*), common chickweed (*Cerastium arvense*), common evening primrose (*Oenothera biennis*), old-field cinquefoil (*Potentilla simplex*), calico aster (*Sympyotrichum lateriflorum var. lateriflorum*), New England aster (*Sympyotrichum novae-angliae*), wild strawberry (*Fragaria virginiana*), Queen-Anne's lace (*Daucus carota*), ragweed (*Ambrosia artemisiifolia*), hawkweeds (*Hieracium* spp.), dandelion (*Taraxacum officinale*), and ox-tongue (*Picris hieracioides*). Shrubs may be present, but collectively they have less than 50% cover in the community. Characteristic shrubs include gray dogwood (*Cornus racemosa*), silky dogwood (*C. amomum*), arrowwood (*Viburnum dentatum var. lucidum*), raspberries (*Rubus* spp.), sumac (*Rhus typhina*, R. *glabra*), and eastern red cedar (*Juniperus virginiana*). This is a relatively short-lived community that succeeds to a shrubland, woodland, or forest community. Successional old field habitat occurs throughout the AOI, surrounding conifer plantation communities. Areas identified as successional old field habitat were once maintained as a golf course and include old fairways and greens which have been left to grow and are likely currently mowed semi-annually.

Area 7: Successional Southern Hardwoods

Successional southern hardwoods typically occur in areas that have been cleared or disturbed and typically contain hardwood or mixed forest habitat. According to *Ecological Communities*, common trees and shrubs include American elm (*Ulmus americana*), slippery elm (*Ulmus rubra*), white ash (*Fraxinus americana*), red maple (*Acer rubrum*), box elder (*Acer negundo*), silver maple (*Acer saccharinum*), and gray birch (*Betula populifolia*). Introduced species include black locust (*Robinia pseudo-acacia*), tree-of-heaven (*Ailanthus altissima*), and buckthorn (*Rhamnus cathartica*). A common bird is the chestnut-sided warbler (*Dendroica pensylvanica*). Successional southern hardwoods are located in the western portion of the AOI.

Area 8: Unpaved Road/Path

An unpaved road/path, according to *Ecological Communities*, contains gravel, bare soil, or bedrock outcrop with sparse vegetation. These communities are maintained by regular use or scraping of the land surface. A common plant in these habitats is path rush (*Juncus tenuis*) and a common

bird is a killdeer (*Charadrius vociferus*). Unpaved road/path occurs in the western portion of the AOI, spanning from central portions of the site to the western boundary. This community also occurs in the northeastern portion of the AOI.

The Ecological Communities Cover Type Map (Figure 2) is included in Attachment A. Photographs depicting the site have been included as Attachment B.

RTE Habitat Assessment

The U.S. Fish and Wildlife Service (USFWS) Information for Planning and Conservation (IPaC) online service was consulted for this project. The IPaC is used to obtain a USFWS Official Species List (See Attachment C) that identifies the potential presence of federally listed rare, threatened, and endangered species near a proposed action that may be affected by project activities. The USFWS Official Species List, dated September 2, 2025, lists two mammals, northern long-eared bat (*Myotis septentrionalis*) as endangered and tricolored bat (*Perymyotis subflavus)* as proposed endangered, and one insect, monarch butterfly (*Danaus plexippus*) as proposed threatened. Lastly and according to the IPaC system, there are no critical habitats located within the property and no other Federally threatened or endangered species, or environmentally-sensitive habitat areas were identified.

The USFWS developed a determination key (Dkey) for the northern long-eared bat and tricolored bat in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S. C 1531 et seq.). This project is in preliminary stages of design and therefore there is insufficient information available to complete the request for a Dkey concerning northern long-eared bat and tricolored bat. Once further information is available on tree clearing and other influential actions, the completion of a Dkey will be necessary.

The New York State Department of Environmental Conservation (NYSDEC) Environmental Resource Mapper, in accordance with the New York Natural Heritage Program (NYNHP), was consulted to identify rare or state listed animals or plants, or significant natural communities within the project site. The Environmental Resource Mapper indicates that the northern portion of the AOI is in the vicinity of animals listed as endangered or threatened (See Attachment C). The Environmental Assessment Form (EAF) Mapper was also consulted and did

indicate the potential presence of rare, threatened or endangered species, specifically upland sandpiper (*Bartramia longicauda*) (Attachment C).

This habitat assessment describes the suitability of the AOI to provide habitat for these state and federally protected species. Below is a description of each aforementioned species and our opinion of the project's potential impacts.

Federally Listed Species

Northern long-eared bat

The northern long-eared bat is listed as endangered at the state and federal levels. The northern long-eared bat winters in caves and mines and migrates seasonally to summer roosts in dead and decadent trees. Northern long-eared bats are typically associated with mature interior forest[2] and tend to avoid woodlands with significant edge habitat[3]. They may prefer cluttered or densely forested areas including in uplands and at streams or vernal pools[4]. They may use small openings or canopy gaps as well. Some research suggests that northern long-eared bats forage on forested ridges and hillsides rather than in riparian or floodplain forests. Captures from New York suggest that northern long-eared bats may also be found using younger forest types[5]. This species selects day roosts in dead or live trees under loose bark, or in cavities and crevices, and may sometimes use caves as night roosts[6]. They may also roost in buildings or behind shutters. A variety of tree species are used for roosting. The structural complexity of surrounding habitat and availability of roost trees may be important factors in roost selection[7]. Roosts of female bats tend to be large diameter, tall trees, and in at least some areas, located within a less dense

[2] Carroll, S. K., T. C. Carter and G. A. Feldhamer. 2002. Placement of nets for bats: effects on perceived fauna. Southeastern Naturalist 1:193-198.
[3] Yates, M. and R. Muzika. 2006. Effect of forest structure and fragmentation on site occupancy of bat species in Missouri Ozark forests. Journal of Wildlife Management 70:1238-1248.
[4] Brooks, R. T. and W. M. Ford. 2005. Bat Activity in a Forest Landscape of Central Massachusetts. Northeastern Naturalist 12:447-462.
[5] New York Natural Heritage Program. 2016. Online Conservation Guide for Myotis septentrionalis. Available from: http://www.acris.nynhp.org/guide.php?id=7407. Accessed October 9, 2017.
[6] U.S. Fish and Wildlife Service. 2013. 12-Month finding on a petition to list the eastern small-footed bat and the northern long-eared bat as threatened or endangered; Listing the northern long-eared bat as an endangered species; Proposed rule. Vol. 78 No.
[7] Carter, T. C. and G. A. Feldhamer. 2005. Roost tree use by maternity colonies of Indiana bats and northern long-eared bats in southern Illinois. Forest Ecology and Management 219:259-268.

canopy[8]. Northern long-eared bats hibernate in caves and mines where the air temperature is constant, preferring cooler areas with high humidity[9].

In New York, a permit is required for the "take" of protected species under the Uniform Procedures Act that includes direct impact to the species as well as adverse modification to habitat. The New York State Department of Environmental Conservation (NYSDEC) considers impacts to "occupied" habitat as well as direct impacts to the species. NYSDEC requirements for northern long-eared bat protection are consistent with USFWS in areas that are not considered "occupied habitat". NYSDEC defines occupied habitat as those areas within five (5) miles of a known hibernacula, or 1.5 miles from a documented summer occurrence. The closest hibernacula on record is approximately 35 miles southwest of the AOI, at Jamesville Quarry. The AOI is not considered "occupied habitat" and therefore additional NYSDEC requirements are not necessary.

A site visit was conducted on August 25, 2025 to visually assess the suitability of the project habitat for northern long-eared bats. Tree species within the AOI included sugar maple (*Acer saccharum*), green ash (*Fraxinus pennsylvanica*), bitternut hickory (*Carya cordiformis*), American elm (*Ulmus americana*), black locust (*Robinia pseudoacacia*), black cherry (*Prunus serotina*), white pine (*Pinus strobus*), Norway spruce (*Picea abies*), and Scotch pine (*Pinus sylvestris*). In general, the observed trees ranged from 3 to 20 inches in DBH. Hardwoods were located throughout the central and western portions of the AOI and conifers were located in plots throughout the site. The presence of mature trees spanning the site indicates potentially suitable habitat for northern long-eared bat. No caves or mines were observed on site. It is assumed that seasonal restriction for tree clearing (winter clearing) is required to protect this species during construction activities.

Tricolored Bat

The tricolored bat is considered proposed endangered at the federal level and is not listed at the New York State level. Proposed threatened species have minimal protection under ESA Section 7(a)(4). Federal agencies must confer with USFWS/NMFS on any action that has the potential to jeopardize the

[8] Sasse, D. B. and P. J. Pekins. 1996. Summer roosting ecology of northern long-eared bats (Myotis septentrionalis) in the White Mountain National Forest. Pp. 91-101 in Proceedings of the Bats and Forests Symposium of the British Columbia Ministry of Forest.

[9] U.S. Fish and Wildlife Service. 2013. 12-Month finding on a petition to list the eastern small-footed bat and the northern long-eared bat as threatened or endangered; Listing the northern long-eared bat as an endangered species; Proposed rule. Vol. 78 No.

continued existence of a proposed species or result in adverse modification of proposed critical habitat.

This species prefers humid habitat within mines and caves for overwintering – these areas should stay at a relatively constant temperature of 52 to 55 degrees Fahrenheit for hibernation. Tricolored bats tend to be generalists regarding summer roosting habitat; however, studies have shown that they prefer unharvested woods or riparian buffers with high habitat heterogeneity, away from roads, and near a water source. This species can roost in buildings, i.e. barns, cliff and rock crevices, within or below the canopy of live or dead trees, as well as in leaf clusters. Wooded riparian areas are generally used for foraging habitat; however, tricolored bats can also use early successional and open habitats for foraging.[10]

Historically, tricolored bat populations were distributed throughout New York State based on cave and mine hibernacula surveys, with more concentrated populations in southern and western New York. Due primarily to white nose syndrome, as well as environmental contamination, i.e. PCBs, DDT, Chlordanes, and PBDEs, it is suspected that tricolored bat populations have dwindled throughout the state. More research is required to understand threats impacting this species, as well as to develop a more accurate understanding of geographic distribution and habitat of tricolored bat.[9] The AOI contains potentially suitable habitat for tricolored bat due to the presence of buildings and wooded areas. It is assumed that seasonal restriction for tree clearing (winter clearing) is required to protect this species during construction activities.

Monarch butterfly

The monarch butterfly is listed as proposed threatened at the federal level. Based on USFWS website, the Monarch Butterfly is listed as a proposed threatened species and therefore currently has minimal protection under ESA Section 7(a)(4). Federal agencies must confer with USFWS/NMFS on any action that has the potential to jeopardize the continued existence of a proposed species or result in adverse modification of proposed critical habitat. According to the USFWS, the major summer breeding area for this species is the grasslands of central North America, particularly the area known as the Corn Belt. This species is completely dependent upon milkweed (*Asclepias* spp.)

[10] New York Natural Heritage Program. 2024. Online Conservation Guide for *Perimyotis subflavus*. Available at: https://guides.nynhp.org/tri-colored-bat/ (Accessed May 13, 2024).

plants during the breeding season. Milkweed was observed during the site visit. Monarchs in eastern North America migrate to overwintering sites in the fall. Overwintering monarchs depend on the protective cover of undisturbed oyamel fir forest canopy in Mexico.[11] The AOI contains potentially suitable habitat for monarch butterfly. Project plans should involve preserving habitat that supports growth of milkweed. This includes use of milkweed in restoration seed mixes for portions of the site that will not be hardscape or maintained lawn areas.

State Listed Species

Upland Sandpiper

The upland sandpiper (*Bartramia longicauda*) is an obligate grassland species. In the northeastern U.S., airfields currently provide the majority of suitable habitat, though grazed pastures and grassy fields also are used[12]. In upstate New York, the upland sandpiper prefers larger, older hayfields (>10 years)[13]. Habitat characteristics specific to New York include field size >30 ha, <1% shrub cover, 10-15% forb cover, very low litter depth, mixed vegetation height (<15 cm & 40 cm+), sparse overall vegetation density, with available perches[14]. An additional study found that upland sandpiper favors large areas with small perimeter/area ratios and that are homogenous in floristic structure[15]. The continued existence of the upland sandpiper in New York will be determined almost entirely by the existence of a healthy farm economy. This bird requires forest succession to be continually set back, fairing poorly under intensive industrial farming practices. Despite being lumped in with other obligate grassland birds, this species' habitat needs are quite different from the smaller, shorter distance migrant passerines. Primarily, this bird needs very large, the larger the better, nearly bare-ground pastures and older fields that have been in hay production for at least 10 years[15].

Based on C&S's habitat assessments, the Project area contains grassy fields that were historically maintained as fairways and greens for a golf course which has since closed. The previous maintenance and design of the area makes for

[11] U.S. Fish and Wildlife Service (USFWS). N.D. *Monarchs*. Available at: https://www.fws.gov/initiative/pollinators/monarchs (Accessed September, 2025).
[12] Carter, J. W. 1992. Upland sandpiper, BARTRAMIA LONGICAUDA. Pages 235-252 in K. J. Schneider and D. M. Pence, editors. Migratory nongame birds of management concern in the Northeast. U.S. Fish and Wildlife Service, Newton Corner, Massachusetts. 400 pp.
[13] Bollinger, E.K. 1995. Successional changes and habitat selection in hayfield bird communities. Auk 112:720-730.
[14] Morgan, Michael and M. Burger. 2008. A plan for conserving grassland birds in New York: final report for the Department of Environmental Conservation under contract #C005137. Audubon New York. Ithaca, NY.
[15] Upland Sandpiper Gudie – New York Heritage

undesirable habitat for upland sandpiper. Prior greens and fairways were mowed frequently, creating an unattractive habitat with low amounts of thatch and perch areas[14]. The narrow fairways with wooded areas on the edge make the area undesirable due to a high perimeter/area ratio[15]. In addition, these grassy areas do not meet the general rule of at least 25 acres in size to be considered grassland due to fragmentation on the previous golf course[16] The AOI does neighbor airfield strips that could support upland sandpiper and correspondence from the NYSDEC and NY Natural Heritage indicates upland sandpiper in the vicinity of the Project area however, the prior maintenance and current size and shape of the grassy fields within the AOI do not indicate the presence of upland sandpiper habitat.

USFWS correspondence via the IPaC system indicates the potential presence of northern long-eared bat (endangered), tricolored bat (proposed endangered), and monarch butterfly (proposed threatened). The AOI contains potentially suitable habitat for northern long-eared bat, tricolored bat, monarch butterfly, and upland sandpiper. A seasonal tree clearing restriction (winter clearing) is recommended to minimize potential adverse impacts to bat species. The project is in the preliminary stages of design; once more information on project plans is available, the IPaC northern long-eared bat and tricolored bat Dkey will need to be completed. Further, the monarch butterfly is considered a candidate species and is not listed as threatened or endangered; therefore, requirements associated with potential presence of endangered or threatened species do not apply to this species. Currently, monarch butterfly is proposed threatened at the federal level and has minimal protection under ESA Section 7. Consultation or conference (formal or informal) with USFWS is not required. Correspondence with the NYSDEC does indicate the potential presence of rare, threatened, or endangered species within the AOI, upland sandpiper, however suitable habitat for the species was not identified.

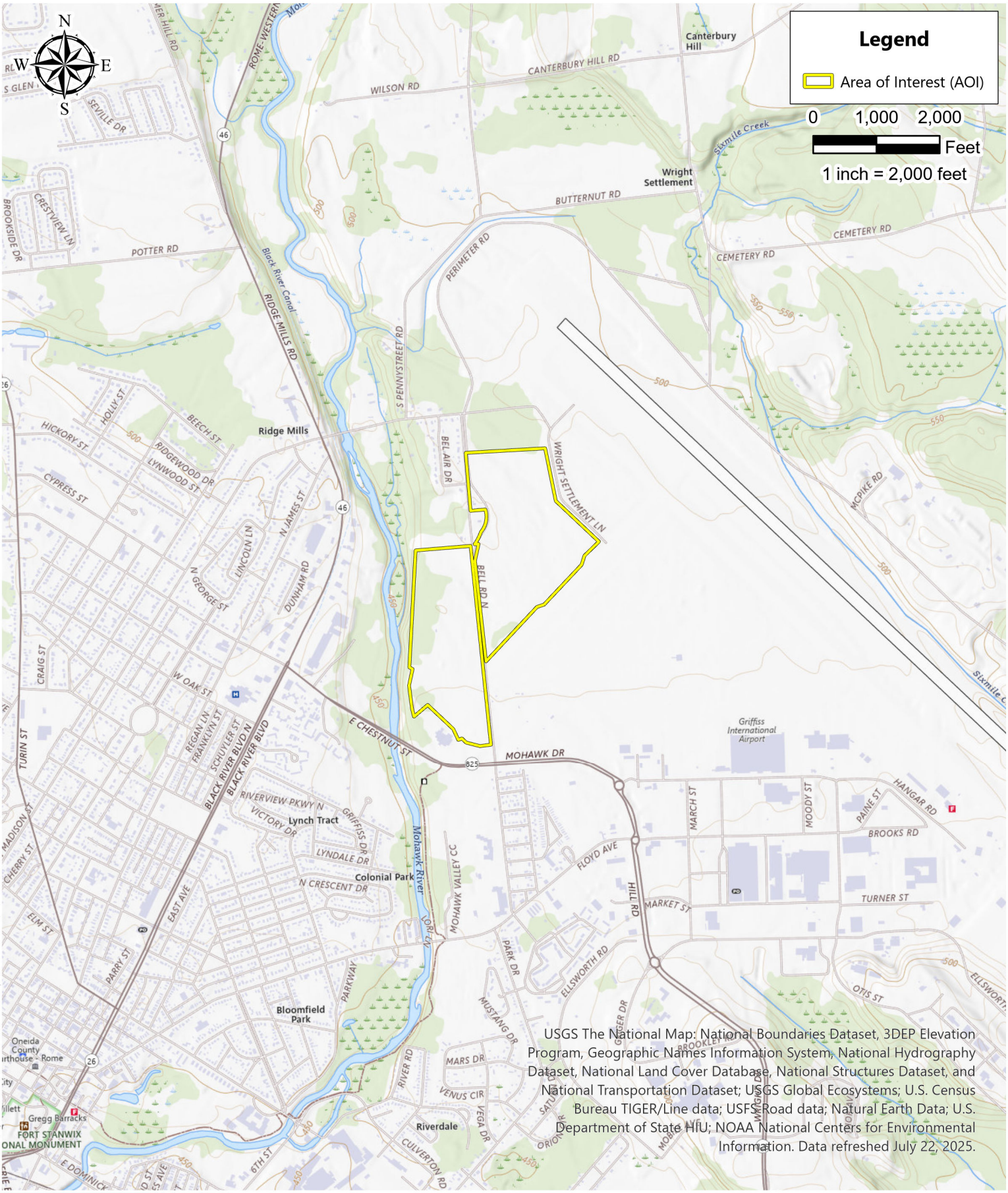
The following is a summary of the project's potential to impact state and federally protected species:

- **Northern long-eared bat**: The project is not expected to result in significant impacts to this species if seasonal restriction on tree clearing occurs.

[16] New York State Department of Environmental Conservation. N.D. Birds. Available at: https://dec.ny.gov/nature/animals-fish-plants/birds (Accessed September, 2025).

- **Tricolored bat**: The project is not expected to result in significant impacts to this species if seasonal restriction on tree clearing occurs.
- **Monarch butterfly**: The proposed project is not expected to result in significant impacts to monarch butterfly populations. The AOI contains potentially suitable habitat for monarch butterfly. Project plans should involve preserving habitat that supports growth of milkweed. This includes use of milkweed in restoration seed mixes for portions of the site that will not be hardscape or maintained lawn areas.
- **Upland sandpiper**: No impact to upland sandpiper is anticipated as a result of this project.

ATTACHMENT A
FIGURES



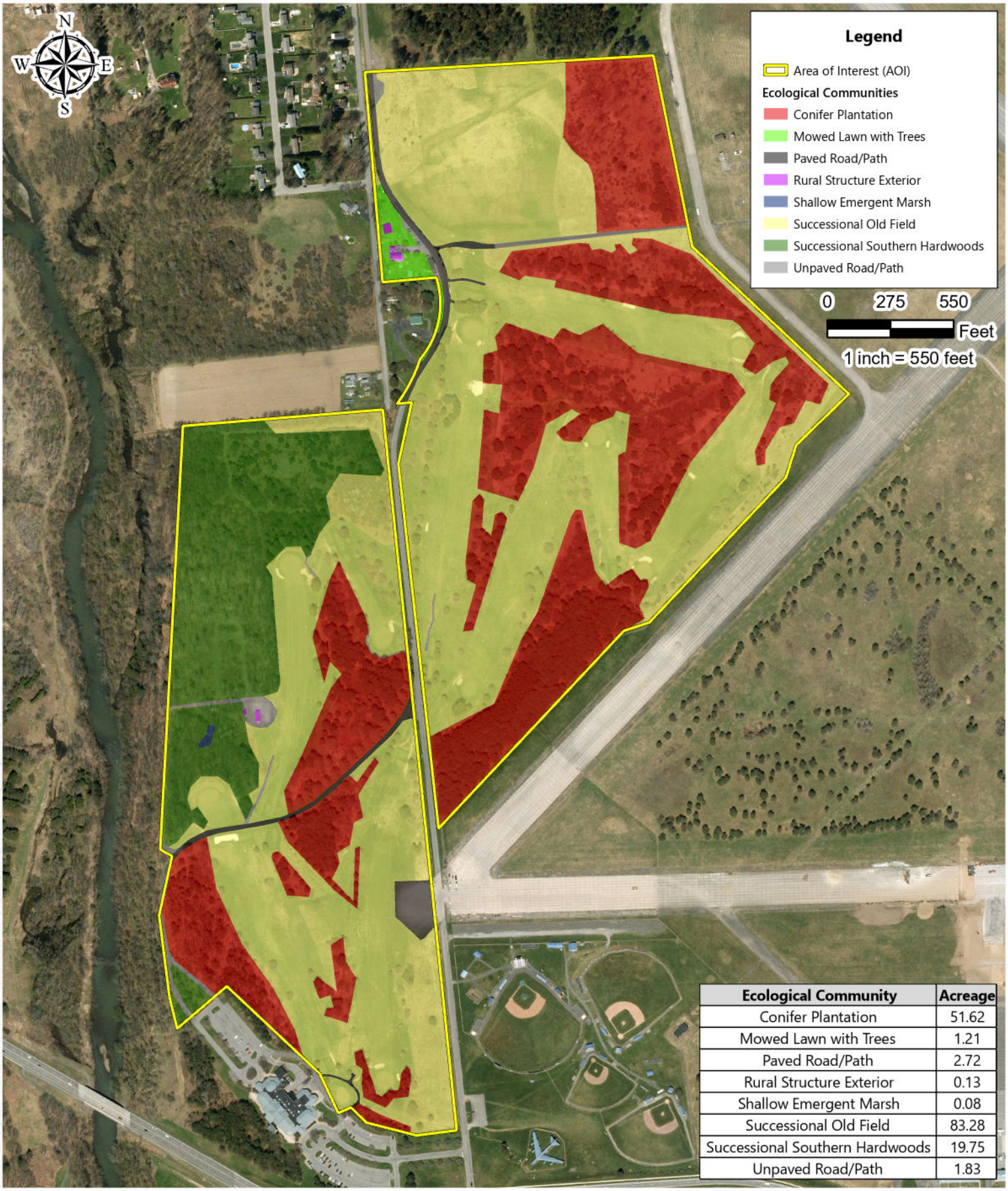
Sources: Created by C&S Engineers, Inc.
Modified: 9/15/2025 @ 11:45 AM

C&S COMPANIES®

Figure 1 | Project Location Map

Chobani, LLC
Mohawk Glen Golf Course
City of Rome, Oneida County, New York

Chobani



Ecological Community	Acreage
Conifer Plantation	51.62
Mowed Lawn with Trees	1.21
Paved Road/Path	2.72
Rural Structure Exterior	0.13
Shallow Emergent Marsh	0.08
Successional Old Field	83.28
Successional Southern Hardwoods	19.75
Unpaved Road/Path	1.83

Sources: Created by C&S Companies, Inc.

C&S COMPANIES®

Figure 2 | Ecological Communities Map

Chobani, LLC

Mohawk Glen Golf Course

City of Rome, Oneida County, New York

Chobani

ATTACHMENT B
SITE PHOTOGRAPHS

Photo Documentation

Project: Mohawk Glenn Golf Course,
City of Rome, Onedia County, New York

Photo 1 – Photo of Conifer Plantation. Photo taken 8/25/2025.

Photo 2 – Photo of Paved Road/Path. Photo taken 8/25/2025.

Photo Documentation

Project: Mohawk Glenn Golf Course,
City of Rome, Onedia County, New York

Photo 3 – Photo of Rural Structure Exterior. Photo taken 8/25/2025.

Photo 4 – Photo of Shallow Emergent Marsh. Photo taken 8/25/2025.

Photo Documentation

Project: Mohawk Glenn Golf Course,
City of Rome, Onedia County, New York

Photo 5 – Photo of Successional Old Field. Photo taken 08/25/2025.

Photo 6 – Photo of Successional Southern Hardwoods. Photo taken 8/25/2025.

Photo Documentation

Project: Mohawk Glenn Golf Course,
City of Rome, Onedia County, New York

Photo 7 – Photo of Unpaved Road/Path. Photo taken 8/25/2025.

ATTACHMENT C
RTE INFORMATION

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
Phone: (607) 753-9334 Fax: (607) 753-9699
Email Address: fw5es_nyfo@fws.gov

In Reply Refer To: 09/02/2025 14:01:29 UTC
Project Code: 2025-0143307
Project Name: Development Project

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. **Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.**

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
(607) 753-9334

PROJECT SUMMARY

Project Code: 2025-0143307
Project Name: Development Project
Project Type: Commercial Development
Project Description: Commercial development.
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.23504415,-75.42493652181014,14z

Counties: Oneida County, New York

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: C&S Engineers, Inc.
Name: Allison Kopinski
Address: 499 Col. Eileen Collins Blvd
City: Syracuse
State: NY
Zip: 13212
Email akopinski@cscos.com
Phone: 3154552000

LEAD AGENCY CONTACT INFORMATION

Lead Agency: County of Oneida

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Heritage Program

625 Broadway, Fifth Floor, Albany, NY 12233-4757
Phone: (518) 402-8935 | Fax: (518) 402-8925
www.dec.ny.gov

09/12/2025

The attached report from the Environmental Resource Mapper includes information from the New York Natural Heritage Program database with respect to the location indicated on the map below. This letter, together with the attached report from the Environmental Resource Mapper, is equivalent to, and carries the same validity, as a letter from the New York Natural Heritage Program, including for projects where a Natural Heritage letter is required.

If your location of interest does not fall within an area covered by the Rare Plants and Rare Animals layer or in the Significant Natural Communities layer, then New York Natural Heritage has no records to report in the vicinity of your project site. Submitting a project screening request to NY Natural Heritage is not necessary.

If the attached report lists that your location of interest is in the vicinity of state-listed animals, including state-listed bats, please consult the **EAF Mapper** to obtain a list of the species involved. (You do not have to be filling out an Environmental Assessment Form in order to use the EAF Mapper). Then consult the appropriate **NYSDEC Regional Office** for information on any project requirements or permit conditions.

If the attached report lists unlisted animals, rare plants, or significant natural communities, and if you would like more information on these, please submit a project screening request to **New York Natural Heritage**. For more information, please see the DEC webpage **Request Natural Heritage Information for Project Screening**.

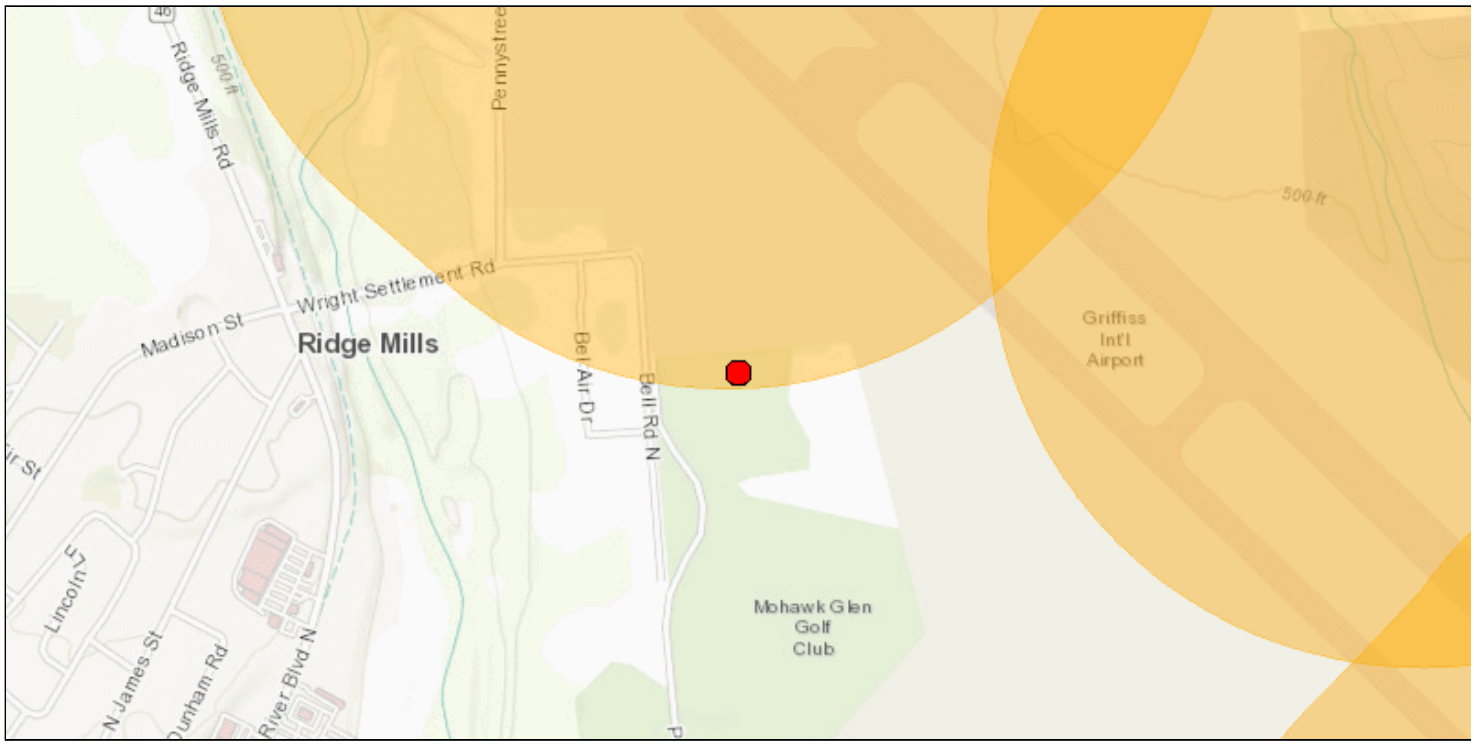
The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, NYNHP files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. NYNHP cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources from a proposed project.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the NYNHP database.

New York Natural Heritage Program

https://www.nynhp.org/.

Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18	**Easting:**	465361.44248006045	**Northing:**	4787460.367416121
Longitude/Latitude	**Longitude:**	-75.42662954330255	**Latitude:**	43.239153901558204

The approximate address of the point you clicked on is:
Rome, New York

County: Oneida
City: Rome
USGS Quad: ROME

Rare Plants and Rare Animals

This location is in the vicinity of Animals Listed as Endangered or Threatened - Contact NYSDEC Regional Office

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

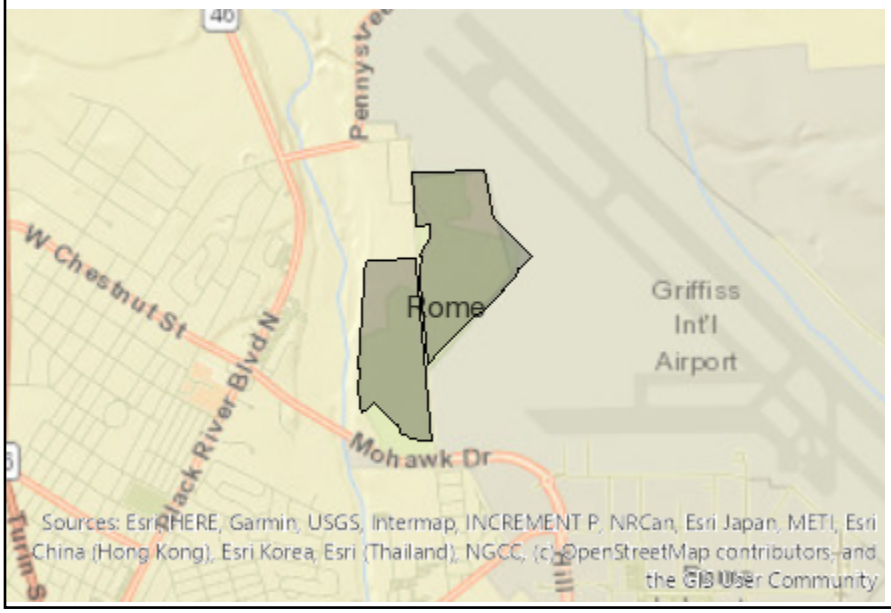
If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

EAF Mapper Summary Report

Wednesday, August 27, 2025 10:08 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:633006, NYS Heritage Areas:Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	633006
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	633006
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No

E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Upland Sandpiper
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

ONEIDA COUNTY DEPARTMENT OF LAW

Oneida County Office Building
800 Park Avenue ♦ Utica, New York 13501-2975
(315) 798-5910 ♦ fax: (315) 798-5603 ♦ www.oneidacountyny.gov

ANTHONY J. PICENTE, JR.
COUNTY EXECUTIVE

MARYANGELA SCALZO
COUNTY ATTORNEY

October 8, 2025

Ms. Shawna Papale
President
Mohawk Valley EDGE
584 Phoenix Drive
Rome, New York 13441

Re: Reaffirmation of Lead Agency for Griffiss International Airport – Airport Business Park Development Project
Supplemental Environmental Assessment Form – Rome Chobani Facility

Dear Ms. Papale:

This letter is being sent to all involved agencies to reaffirm Oneida County's status as Lead Agency for the above-referenced project.

On December 18, 2024, Oneida County circulated a notice of its intent to act as Lead Agency. No objections were received within the 30-day coordinated review period. Thereafter, Oneida County assumed the role of Lead Agency in accordance with 6 NYCRR 617.6(b)(3) of the State Environmental Quality Review Act (SEQRA).

This project involves development of a Business Park at Griffiss International Airport, extension of flex-industrial zoning to certain areas of Griffiss International Airport and the immediately adjacent parcel formerly known as Mohawk Glen Golf Club, and creation and preservation of certain grassland for habitat destruction mitigation. Chobani, LLC has now submitted an updated site plan and a revised Full Environmental Assessment Form (FEAF) which expands the footprint of its proposed facility, proposing development on both the Griffiss International Airport "Triangle Site" and adjacent former Mohawk Glen Golf Club. There are no changes proposed with regard to the creation and preservation of certain grassland for habitat destruction mitigation. A copy of the revised FEAF is enclosed herewith.

Oneida County has reviewed these changes and has determined that they are not material alterations that would affect the environmental assessment or require redesignation of lead agency status. The project remains essentially the same as originally proposed under the criteria in 6 NYCRR 617.6. As such, Oneida County intends to continue serving as the Lead Agency for the environmental review of this project.

We acknowledge and value your continued participation as an involved agency. We will keep you informed of any further steps in the SEQRA process. Please feel free to contact me at (315) 798-5913 or acortese-kolasz@oneidacountyny.gov with any questions regarding this matter. Thank you for your time and consideration.

Very truly yours,

Amanda L. Cortese-Kolasz
Assistant County Attorney

Enclosure

Transcript Document No. [ ]

Resolution
Chobani, LLC Facility

RESOLUTION OF THE ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY IN SUPPORT OF A PROJECT FOR THE BENEFIT OF CHOBANI, LLC

WHEREAS, on April 9, 2025 the Oneida County Board of Legislators, after consideration of such information as it deemed relevant, adopted a negative determination of environmental significance ("Negative Declaration") in accordance with the State Environmental Quality Review Act ("SEQRA") relating to an Airport Business Park Development Project at the Griffiss International Airport, rezoning of the Mohawk Glen Golf Course and creation of an upland sandpiper mitigation site; and

WHEREAS, subsequent to the adoption of the Negative Declaration by the Oneida County Board of Legislators, Chobani, LLC, on behalf of itself and/or the principals of Chobani, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") proposed a project, consisting of the construction of a food processing building, a wastewater treatment plant, a blow molding building, and a wet receiving and physical plant, together with parking, landscaping and buffering to support the same, located on a portion of two parcels of land at Perimeter Road and Perimeter Road West totaling 146± acres in the aggregate (the "Land"), located at the Griffiss International Airport, City of Rome, Oneida County, New York (the "Project"); and

WHEREAS, subsequently, the nature of the Project changed and now consists, in relevant part, of a campus plan consisting of eight buildings that include a main facility, gateway building, dairy receiving, utility/physical plant, driver facility, automated storage and retrieval system building, fruit facility, a wastewater treatment plant and a connective corridor for the movement of goods after production, as well as associated site work including parking, landscaping, and buffering (the "Modified Project"); and

WHEREAS, the Oneida County Board of Legislators performed a coordinated review of the Modified Project under SEQRA; and

WHEREAS, on November 12, 2025, the Oneida County Board of Legislators, reviewed the Modified Project in the context of its previous Negative Declaration, and after considering a Supplemental Full Environmental Assessment Form, including Parts 1, 2 and 3 and an impact evaluation submitted with respect to the Modified Project and such other information as it deemed relevant, reaffirmed the Negative Declaration for

the Modified Project and determined that an Environmental Impact Statement was not required, and in so doing, concluded its coordinated SEQRA review.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based on an examination of available information regarding the Modified Project and its knowledge of the coordinated review process conducted by the Oneida County Board of Legislators as lead agency under SEQRA, the Oneida County Industrial Development Agency concurs with the determination of the Oneida County Board of Legislators and hereby expresses its support for the Modified Project.

Section 2. This resolution shall take effect immediately.

STATE OF NEW YORK)
: SS.:
COUNTY OF ONEIDA)

I, the undersigned Secretary of the Oneida County Industrial Development Agency, DO HEREBY CERTIFY THAT:

I have compared the foregoing copy of a resolution of the Oneida County Industrial Development Agency (the "Agency") with the original thereof on file in the office of the Agency, and the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.

Such resolution was passed at a meeting of the Agency duly convened on _____, 2025 at _____, local time, at Rome, New York which the following members were:

Members Present:

EDGE Staff Present:

Other Attendees:

The question of the adoption of the foregoing resolution was duly put to vote, which resulted as follows:

Voting Aye	Voting Nay

and, therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) the meeting was open for the public to attend and public notice of the date, time, location and call-in information for said meeting was duly given, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout..

IN WITNESS WHEREOF, I have hereunto set my hand as of _____, 2025.

_____
Shawna Papale, Secretary

Woodhaven Ventures LLC

Oneida County Industrial Development Agency

584 Phoenix Drive

Rome, NY 13441

Attn: Ms. Shawna Papale

December 4, 2025

Re: Request for IDA to join in a mortgage for the refinancing of Woodhaven loan facility

Dear Shawna,

Please accept this letter as a formal request for the IDA to join in a mortgage for the refinancing of the Woodhaven property, located off Floyd Ave and Park Dr and extend the remaining $24,920 authorized mortgage tax recording exemption to the transaction.

Woodhaven Ventures has been approved for a mortgage loan in the amount of $3,500,000. The proceeds will take out existing debt and expenses for the property and will be critical to the future development plan on site. The master plan for the property includes various phases of residential and commercial development. We are currently in the process of gaining planning board approval.

We appreciate the continued support from Oneida County Industrial Development Agency. Your partnership has been crucial to progress made thus far and will play a large part in future development success.

We look forward to your response on this matter.

Sincerely,

Alfio Bonacio Jr.
Member – Woodhaven Ventures LLC

Authorizing Resolution
Woodhaven Ventures, LLC Facility
2025 Project Refinance

Date: December 12, 2025

At a meeting of the Oneida County Industrial Development Agency (the "Agency") held at 584 Phoenix Drive, Rome, New York 13441 on the 12th day of December 2025, the following members of the Agency were:

Members Present:

EDGE Staff Present:

Other Attendees:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to extending the balance of previously authorized financial assistance to Woodhaven Ventures, LLC and the Agency granting a leasehold mortgage to the Bank in connection with the refinance of its project.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye | Voting Nay

RESOLUTION OF THE AGENCY EXTENDING PREVIOUSLY AUTHORIZED MORTGAGE RECORDING TAX EXEMPTION AND AUTHORIZING THE AGENCY TO EXECUTE THE LOAN DOCUMENTS AND RELATED DOCUMENTS WITH RESPECT TO THE REFINANCE OF THE WOODHAVEN VENTURES, LLC FACILITY LOCATED IN THE CITY OF ROME, ONEIDA COUNTY.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 372 of the Laws of 1970 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, Woodhaven Ventures, LLC (the "Company") previously requested the Agency provide its financial assistance relating to the redevelopment of the former Woodhaven Park housing development, which consists of the acquisition by the Company of a 73.00± acre parcel of land located at Park Drive, City of Rome, Oneida County, New York (the "Land"); construction on the Land of a maximum of 250 single-family housing units (each a "Housing Unit") to be undertaken in five separate phases (each a "Development Area"), together with abatement and removal of existing foundations, construction of sidewalks and driveways, widening and reconstruction of roadways, construction of community buildings and amenities, and improvements to utility infrastructure to service the same (collectively, the "Infrastructure" and together with the Housing Units, the "Improvements"); and acquisition and installation of equipment in the Improvements (the "Equipment"), all for the purpose of filling a demand for diverse and affordable housing within the community for existing employees of the Griffiss Business and Technology Park, and to enhance talent recruitment and economic development in the region (the Land, the Improvements and the Equipment are referred to collectively as the "Facility" and the construction and equipping of the Improvements in accordance with the Plans and Specifications presented to the Agency members is referred to as the "Project"); and

WHEREAS, the Agency by resolution duly adopted on August 20, 2021 (the "Authorizing Resolution") approved financial assistance for the Facility in the form of exemptions from sales tax exemptions, mortgage recording tax exemptions and real property tax abatement (the "Financial Assistance"); and

WHEREAS, the Agency owns a leasehold interest in the Facility and leases the Facility to the Company pursuant to a Leaseback Agreement dated December 29, 2021 (the "Leaseback Agreement"); and

WHEREAS, the Company has submitted to the Agency a letter describing a refinancing of its debt pertaining to the Facility through a loan from Pioneer Bank (the

"Bank") in the amount of $3,500,000.00 (the "Loan") and certifying that all of the proceeds of the Loan are being invested into the Facility; and

WHEREAS, the Loan is to be secured by a mortgage from the Agency and the Company to the Bank (the "Mortgage") and any other documents the Bank may require to secure its lien (collectively, the "Loan Documents"); and

WHEREAS, the Agency previously authorized mortgage recording tax exemption relating to the Project in an amount not to exceed $43,670, and the Company utilized $18,750 of the benefit to date; and

WHEREAS, the Company has requested the Agency enter into the Mortgage and extend the remaining $24,920 of previously authorized mortgage recording tax exemption to the transaction (the "Remaining Mortgage Recording Tax Exemption"); and

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) The refinancing of the Project and extending the Remaining Mortgage Recording Tax Exemption with respect thereto will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Oneida County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The refinancing of the Project and extending the Remaining Mortgage Recording Tax Exemption with respect thereto is reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and

(e) It is desirable and in the public interest for the Agency to undertake the refinancing of the Project and extend the Remaining Mortgage Recording Tax Exemption with respect thereto; and

(f) The Loan Documents will be effective instruments whereby the Agency grants the Bank a mortgage and security interest in and assigns its leasehold interest in the Facility (except for Unassigned Rights as defined in the Leaseback Agreement); and

(g) The SEQRA findings adopted by the Agency on August 16, 2019 encompassed the actions to be undertaken by this resolution and are hereby affirmed.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) grant to the Bank a mortgage and security interest and assign to the Bank its rights in any leases at the Facility (excepting the Agency's Unassigned Rights); (ii) execute, deliver and perform the Loan Documents; and (iii) extend the Remaining Mortgage Recording Tax Exemption to the transaction.

Section 3. The form and substance of the Loan Documents are hereby approved, conditioned upon inclusion of the Agency's customary language and subject to review and approval by Agency counsel.

Section 4.

(a) The Chairman, Vice Chairman, Secretary or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Loan Documents, all in substantially the forms thereof presented to this meeting or in the forms to be approved by Agency Counsel, with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Secretary or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "Closing Documents"). The execution thereof by the Chairman, Vice Chairman, or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Secretary or member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Leaseback Agreement).

Section 5. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Closing Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Closing Documents binding upon the Agency.

Section 6. This resolution shall take effect immediately.

STATE OF NEW YORK)
) ss.:
COUNTY OF ONEIDA)

I, the undersigned (Assistant) Secretary of the Oneida County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Agency, including the resolutions contained therein, held on December 12, 2025 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) the meeting was open for the public to attend in person, and minutes of the Agency meeting are (or will be) transcribed and posted on the Agency's website, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of this 12th day of December 2025.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By:_____
(Assistant) Secretary

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT POLICY

PROCEDURES FOR DIRECTOR VIDEOCONFERENCING PURSUANT TO PUBLIC OFFICERS LAW §103-A AND GENERAL MUNICIPAL LAW §857.

In compliance with Public Officers Law (POL) §103-a(2)(a), the Oneida County Industrial Development Agency (the "Agency") following a public hearing, authorized by resolution on March 28, 2023, the use of videoconferencing as described in POL §103-a.

The following procedures are hereby established through this policy (the "Policy") to satisfy the requirement of POL §103-a(2)(b), that any public body which in its discretion wishes to permit its members to participate in meetings by videoconferencing from private locations - under extraordinary circumstances - must establish procedures governing member and public attendance.

1. Pursuant to POL §103-a(2)(c), Agency members (the "Members") shall be physically present at any meeting of the Agency unless such Member is unable to be physically present at one of the designated public meeting locations due to extraordinary circumstances.

2. For purposes of this Policy, the term "extraordinary circumstances" includes disability, illness, caregiving responsibilities, or any other significant or unexpected factor or event which precludes the Member's physical attendance.

3. Regardless of any extraordinary circumstances, each Member of the Agency must be physically present at the designated public meeting location in Rome, New York, or at other designated public meeting locations as may be determined by the Agency, for no less than Sixty Percent (60%) of the regularly scheduled meetings of the Agency within any given calendar year. The Agency will evaluate Member attendance on an end-of-calendar-year basis, and report to the appointing authority at that time any Members that did not meet the attendance threshold.

4. The foregoing provisions of paragraphs 1-3 of this Policy shall not apply during a state disaster emergency declared by the governor pursuant to Executive Law §28, or a local state of emergency proclaimed by the chief executive of Oneida County pursuant to Executive Law §24, if the Agency determines that the circumstances necessitating the emergency declaration would affect or impair the ability of the Agency to hold an in-person meeting.

5. If a Member is unable to be physically present at one of the designated public meeting locations and wishes to participate by videoconferencing from a private

location due to extraordinary circumstances, the Member must notify the Executive Director of the Agency no less than four (4) business days prior to the scheduled meeting in order for proper notice to the public to be given. If extraordinary circumstances present themselves on emergent basis within four (4) days of the meeting, the Agency shall update its notice as soon as practicable to include that information. If it is not practicable for the Agency to update its notice, the Agency's Board of Directors shall note the unexpected absence, reason for the delay or inability to notify the public of such absence, and the extraordinary circumstances leading to such absence in the minutes of the Agency for said meeting to put the public on notice.

6. If there is a quorum of Members participating at a physical location(s) open to the public, the Agency may properly convene a meeting. A Member who is participating from a remote location that is not open to in-person physical attendance by the public *shall not* count toward a quorum of the Agency, but may participate and vote if there is a quorum of Members at a physical location open to the public in Rome, New York, or at any other public location as provided in the notice. Notwithstanding the in-person quorum requirements, Members with a disability as defined in Executive Law §292 will be managed on a case-by-case basis pursuant to POL §103-a(2)(c).

7. Except in the case of executive session conducted pursuant to POL §105, the Agency shall ensure that Members attending can be heard, seen, and identified for all proposals, resolutions, and any other conduct, including but not limited to any motions, proposals, resolutions, and any other matter formally discussed or voted upon. This shall include the use of first and last name place cards physically placed in front of the Members, or Member's participating through videoconference from an outside location due to extraordinary circumstances, being identified by their full first and last name on the videoconferencing screen.

8. The minutes of the meeting involving videoconferencing based on extraordinary circumstances pursuant to POL §103-a shall include which, if any, Members participated by videoconference from an outside location due to such extraordinary circumstances, and which Members had to leave any meeting prior to its conclusion due to any extraordinary circumstances.

9. Pursuant to POL §103-a(2)(g), if videoconferencing is used to conduct a meeting of the Agency, the public notice for such meeting shall inform the public that videoconferencing will be used, where the public can view and/or participate in such meeting, where required documents and records will be posted or available, and identify the physical location for the meeting where the public can

attend.

10. Pursuant to POL §103-a(2)(g) and General Municipal Law (GML) §857, the Agency shall, to the extent practicable, stream all open meetings and public hearings on its website in real-time. The Agency shall further post video recordings of all open meetings and public hearings on its website within five (5) business days of the meeting or hearing and shall maintain such recordings for a period of not less than five (5) years. Such recordings shall be further transcribed upon request.

11. If the Agency uses videoconferencing to conduct a meeting, the public body shall provide the opportunity for members of the public to view such meeting via video that is consistent with the Americans with Disabilities Act ("ADA"), as amended, and to participate in proceedings via videoconference in real time where public comment or participation is authorized, and shall ensure that videoconferencing authorizes the same public participation or testimony as in-person participation or testimony.

12. The Agency shall publish this Policy on the Agency's website for public view.

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT POLICY

PROCEDURES FOR DIRECTOR VIDEOCONFERENCING PURSUANT TO PUBLIC OFFICERS LAW §103-A AND GENERAL MUNICIPAL LAW §857.

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1. ~~OCIDA~~Pursuant to POL §103-a(2)(c), Agency members (the "Members") shall be physically present at any meeting of the ~~OCIDA~~Agency unless such ~~member~~Member is unable to be physically present at one of the designated public meeting locations due to extraordinary circumstances.

2. For purposes of ~~these procedures~~this Policy, the term ~~"~~"extraordinary circumstances~~"~~" includes disability, illness, caregiving responsibilities, or any other significant or unexpected factor or event which precludes the ~~member's~~Member's physical attendance.

3. Regardless of any extraordinary circumstances, each ~~Board~~ Member of the ~~OCIDA~~Agency must be physically present at the designated public meeting location in Rome, New York, or at other designated public meeting locations as may be determined by the Agency, for no less than Sixty Percent (60%) of the regularly scheduled meetings of the ~~OCIDA~~Agency within any given calendar year. The Agency will evaluate Member attendance on an end-of-calendar-year basis, and report to the appointing authority at that time any ~~members~~Members that did not meet the attendance threshold.

4. The foregoing provisions of paragraphs 1-3 of this Policy shall not apply during a state disaster emergency declared by the governor pursuant to Executive Law §28, or a local state of emergency proclaimed by the chief executive of Oneida County pursuant to Executive Law §24, if the Agency determines that the circumstances necessitating the emergency declaration would affect or impair the ability of the Agency to hold an in-person meeting.

5. ~~4.~~ If a ~~member~~Member is unable to be physically present at one of the designated public meeting locations and wishes to participate by videoconferencing from a private location due to extraordinary circumstances, the ~~member~~Member must notify the Executive Director~~, Shawna Papale, no later~~ of the Agency no less than four (4) business days prior to the scheduled meeting in order for proper notice to the public to be given. If extraordinary circumstances present themselves on emergent basis within four (4) days of the meeting, the ~~OCIDA~~Agency shall update its notice as soon as practicable to include that information. If it is not practicable for the ~~OCIDA~~Agency to update its ~~notices~~notice, the ~~OCIDA's~~Agency's Board of Directors shall note the unexpected absence, reason for the delay or inability to notify the public of such absence, and the extraordinary circumstances leading to such absence in the minutes of the ~~OCIDA~~Agency for said meeting to put the public on notice.

6. ~~5.~~ If there is a quorum of ~~members~~Members participating at a physical location(s) open to the public, the ~~OCIDA~~Agency may properly convene a meeting. A ~~member~~Member who is participating from a remote location that is not open to in-person physical attendance by the public *shall not* count toward a quorum of the ~~OCIDA~~Agency, but may participate and vote if there is a quorum of ~~members~~Members at a physical location open to the public in Rome, New York, or at any other public location as provided in the notice. Notwithstanding the in-person quorum requirements, Members with a disability as defined in Executive Law §292 will be managed on a case-by-case basis pursuant to POL §103-a(2)(c).

7. ~~6.~~ Except in the case of executive session conducted pursuant to POL §105, the ~~OCIDA~~Agency shall ensure that ~~it members~~Members attending can be heard, seen, and identified for all proposals, resolutions, and any other conduct, including but not limited to any motions, proposals, resolutions, and any other matter formally discussed or voted upon. This shall include the use of first and last name place cards physically placed in front of the ~~members, or member's participation by videoconferencing from a private~~Members, or Member's participating through videoconference from an outside location due to extraordinary circumstances, ~~such members must ensure that~~being identified by their full first and last name ~~appears~~ on the videoconferencing screen.

8. ~~7.~~ The minutes of the meeting involving videoconferencing based on extraordinary circumstances pursuant to POL §103-a shall include which, if any ~~members~~, Members participated by ~~video conferencing from a private~~videoconference from an outside location due to such extraordinary circumstances, and which ~~members~~Members had to leave any meeting prior to its conclusion due to any extraordinary circumstances.

9. Pursuant to POL §103-a(2)(g), if videoconferencing is used to conduct a meeting of the Agency, the public notice for such meeting shall inform the public that videoconferencing will be used, where the public can view and/or participate in such meeting, where required documents and records will be posted or available, and identify the physical location for the meeting where the public can attend.

10. Pursuant to POL §103-a(2)(g) and General Municipal Law (GML) §857, the Agency shall, to the extent practicable, stream all open meetings and public hearings on its website in real-time. The Agency shall further post video recordings of all open meetings and public hearings on its website within five (5) business days of the meeting or hearing and shall maintain such recordings for a period of not less than five (5) years. Such recordings shall be further transcribed upon request.

11. If the Agency uses videoconferencing to conduct a meeting, the public body shall provide the opportunity for members of the public to view such meeting via video that is consistent with the Americans with Disabilities Act ("ADA"), as amended, and to participate in proceedings via videoconference in real time where public comment or participation is authorized, and shall ensure that videoconferencing authorizes the same public participation or testimony as in-person participation or testimony.

12. The Agency shall publish this Policy on the Agency's website for public view.

Summary report: Litera Compare for Word 11.8.0.56 Document comparison done on 12/3/2025 6:05:06 PM	
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Intelligent Table Comparison: Active	
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Table moves to	0
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Embedded Excel	0
Format changes	0
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